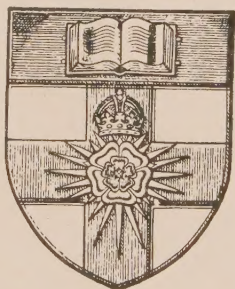
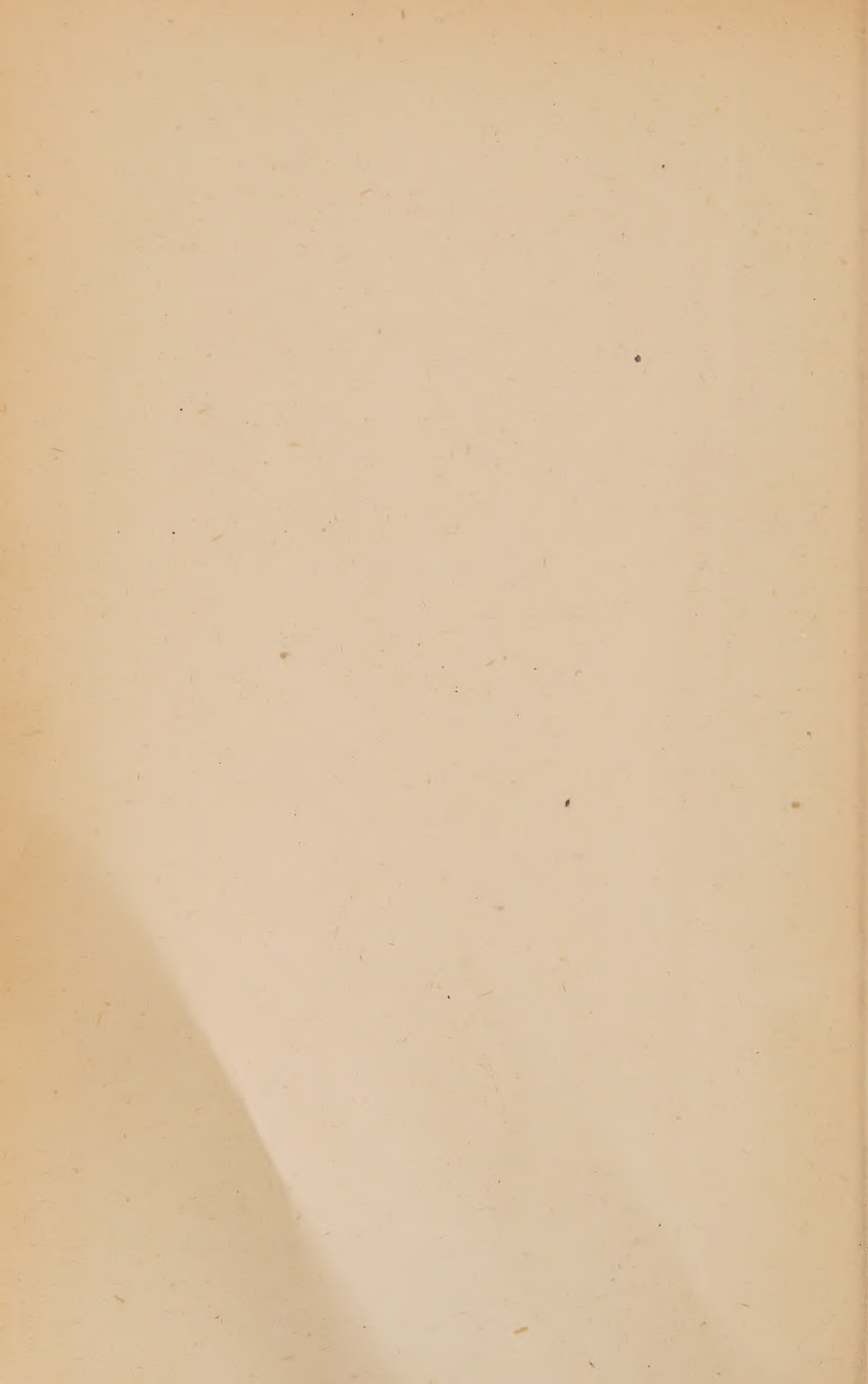


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THE SURVEYORS' INSTITUTION

(Incorporated by Royal Charter),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

TRANSACTIONS.

VOL. XXIII.

SESSION 1890-91.

WITH INDEX OF SUBJECTS AND AUTHORS OF
PAPERS IN VOLS. I. TO XXIII.

LONDON:

PUBLISHED AT THE INSTITUTION,

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ERRATA.

Vol. XXIII.—p. 13, line 17, after circulation insert “ annually.”

„ p. 56, last line, for “ men ” read “ persons.”

„ p. 117, line 4, insert “ unless ” between “ works ” and
“ under.”

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET,

WESTMINSTER, S.W.

OFFICERS, 1890-91.

COUNCIL.

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WILLIAM STURGE

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Honorary Secretary.

JOHN WORNHAM PENFOLD

Secretary.

JULIAN C. ROGERS

The Surveyors' Institution

(INCORPORATED BY ROYAL CHARTER)

Is established—

1. To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a Surveyor, viz.—the art of determining the value of all descriptions of landed and house property, and of the various interests therein ; the practice of managing and developing estates ; and the science of ad-measuring and delineating the physical features of the earth, and of measuring and estimating artificers' work.
2. To promote the general interests of the profession, and to maintain and extend its usefulness for the public advantage.

THE INSTITUTION consists of four classes, viz.—FELLOWS, PROFESSIONAL ASSOCIATES, ASSOCIATES, and HONORARY MEMBERS, with a class of STUDENTS attached.

A FELLOW must be more than twenty-five years of age, and must have acquired a practical knowledge of surveying in one or other of its branches as above defined ; he must have so practised on his own account for more than five years ; or must be a member of a firm of Surveyors established upwards of ten years ; or in partnership with a Surveyor of ten years' standing ;* or he must have passed the Voluntary Examination declared in the Rules of Examination to appertain to the class of Fellows. Fellows have the right, conferred by the Charter, to use the letters F.S.I. after their names.

A PROFESSIONAL ASSOCIATE must be more than twenty-one years of age, a Surveyor by profession, in practice on his own account or employed as an Assistant in a Surveyor's Office, and qualified for the class by having passed the Students' Proficiency Examination, or the Professional Associates' Qualifying Examination. Professional Associates have the right, conferred by the Charter, to use the letters P.A.S.I. after their names.

* *These qualifications hold good until the provisions of the Charter relating to the Compulsory Examinations for Fellows come into force in August 1891.*

AN ASSOCIATE must be more than twenty-one years of age, not a Surveyor by profession, but his pursuits must be such as to qualify him to concur with Surveyors in the advancement of professional knowledge.

AN HONORARY MEMBER must be a person who, either by reason of his position or experience, or his eminence in science, may be enabled to render assistance in promoting the objects of the Institution, but who is not engaged in practice as a Surveyor in Great Britain or Ireland. He has the privilege of being present and taking part at all Ordinary General Meetings, and of access to the Library, but no right of voting, discussing, or otherwise interfering in the affairs of the Institution; nor is he called on to contribute to its funds.

STUDENTS (who must not be under eighteen years of age) qualify as such by passing the Students' Preliminary Examination. Candidates for Studentship who can produce a Certificate of having passed the Matriculation Examination of the University of Oxford, Cambridge, London, or any other University in the United Kingdom, or who have passed, with Honours, the Senior Local Examination of the University of Oxford or Cambridge, or who have obtained a Higher Certificate at the Examinations of the Oxford and Cambridge Schools' Examinations Board, are exempted from this Examination, and may be admitted by the Council on the recommendation (according to a form) of four Fellows and two Associates, or of the Fellow or Associate to whom they are or have been articled; but it is obligatory on all Students to undergo the Proficiency Examination at the close of their Student course, at the time and under the conditions applying in each particular case under the Rules of Examination.

The Council may accord to Students such privileges, subject to such terms, regulations, and restrictions, as they shall from time to time prescribe.

Any person desirous of being admitted into the Institution (excepting to the class of Students) must be proposed and recommended according to a form, in which the full name, place of business (if any), usual residence, and qualifications of the candidate must be distinctly specified. This form must be subscribed by him, and signed by at least six Fellows or four Fellows and two Associates, certifying a personal knowledge

of the candidate; or, in the case of a person who has passed the Qualifying Examination, by four Members of the Council, of whom the President shall be one, after careful enquiry into the antecedents of the applicant.

The proposal so made, being delivered to the Secretary, will be submitted to the Council, who, on approving the qualifications, will determine the class for which the candidate is to be presented for ballot.

The following are the rates of contribution to the funds :—

	Annual Subscription.				Admission Fee.		
	£	s.	d.		£	s.	d.
<i>Student</i>	1	1	0	.	—		
<i>Associate</i>	2	2	0	.	3	3	0
<i>Professional Associate</i>	2	2	0	.	3	3	0
<i>Fellow</i>	3	3	0	.	5	5	0

No person can become a Member (other than an Honorary Member) of the Institution, unless and until he pays as his first Subscription to the Institution, in the case of becoming a Fellow of the Institution, the sum of Eight Guineas, in the case of becoming a Professional Associate of the Institution, the sum of Five Guineas, and in the case of becoming an Associate of the Institution, the sum of Five Guineas.

All Fellows, Professional Associates, and Associates, are required, within twelve months after their election, to deliver to the Council an original Paper on some subject connected with the profession, or to make a donation to the Library or Collection.

The affairs of the Institution are under the management of a Council, which is elected annually, consisting of a President, four Vice-Presidents, sixteen Fellows, two Professional Associates, and two Associates.

The Session of the Institution commences annually on the second Monday in November, and continues to the end of May. The Ordinary General Meetings are held on every alternate Monday during the Session. At these Meetings original communications are read on professional subjects, and their merits fully and freely discussed. Every Member has the privilege of introducing one visitor to these Meetings. Members are entitled to a copy of any printed publication issued by the Institution after their admission.

THE OPENING ADDRESS

BY

ROBERT COLLIER DRIVER, PRESIDENT,

AT THE ORDINARY GENERAL MEETING OF

THE SURVEYORS' INSTITUTION,

NOVEMBER 10TH, 1890.

GENTLEMEN,

I may be pardoned a feeling of some pride in addressing you to-night as President of The Surveyors' Institution. The position has been conferred on me by the suffrages of the Members; the just estimation in which that position is held is an inheritance to which I have succeeded, and it will be my endeavour to emulate the zeal of my predecessors, even if I fail to vie with their services. If I mention the fact that I have from the first been honoured with a seat on the Council it is to prove, if proof be needed, that the welfare of the Institution will be to me a matter of the deepest interest during my occupancy of this Chair. With these few words I will pass at once to the duty before me this evening.

I was reminded very early in the summer that the preparation of an Opening Address was one of the penalties of my position. This task, under no circumstances a light one, is made heavier for your President because, by a sort of tradition, he is expected to deliver himself on these occasions of weighty prognostications on a variety of subjects, most of which happen at present to be in the stage of acute controversy. The rôle of prophet was never much

in my way, and, if it were, I should hesitate to take up my parable at the present juncture; for the interests of property are still in a condition of depression, and the trough of the wave is a position ill-suited for taking a wide view of the situation.

One thing we can all see and must all lament—the growing tendency to invasion of what were thought, not so long ago, to be the established amenities of property. Property has been justly described as “stored savings,” representing as such both the thrift and the enterprise of the people. Everything which shakes belief in its security is therefore a check upon thrift and enterprise. That this belief has been shaken in recent years is well known to us all, and the fact is reflected in the great falling-off, during the present decade, in the number of transactions recorded at the Estate Exchange (that best of property barometers), to which I shall presently refer.

A glance at the Bills introduced during the past Session of Parliament is not altogether reassuring in this connection.

I find a Tenancies Rating Bill, which proposes a forced division of the rates between landlord and tenant. The proposal has been defended on the ground that rates were at one time entirely on the landlords, who were formerly, for the most part, occupying owners. From the point of view of practical surveyors, this fact has no real significance (except in the case of new imposts introduced during the run of a lease) as rates are a mere element in the contract of rent. This Bill is not a novelty, and is still open to the objections we urged against it last year, viz.:—that no adequate reasons exist for forcing landlords and tenants to any other arrangement as to the payment of rates than is now customary between them; that in any case the Bill should be altered so as to apply only to future contracts of tenancy; that where neither landlord nor tenant wishes to alter a contract ex-

isting between them, they may not be compelled to do so; and that the Bill in its present shape would have the very regrettable effect of reopening the question of the amount of rent in many farm leases, and in all annual agricultural tenancies. The Bill was dropped, but I suppose may be looked upon as a "hardy annual."

I find another Bill of the same aggressive type for giving tenants' claims for compensation, under the Agricultural Holdings Act and other recent Acts, priority over the claims of mortgagees.

The Agricultural Tenants' Improvements Bill is a new growth from an old stool. When first introduced it was characterised by the Council of the Institution as vicious in principle, seeing it tends to the creation of dual ownership, to the abolition of which so much effort has been directed, both in and out of Parliament, for many years past. Surveyors familiar with the enabling legislation of the last forty years will not regard this condemnation as undeserved.

The sitting tenant received his share of attention in the Agricultural Holdings Bill backed by Mr. CHANNING and others. It proposed to still further limit the landlord's rights under the Act of 1883 by dispensing with his consent in the case of first-class improvements. One sometimes wonders whether the owner is ultimately to become what the mathematicians call a purely negative quantity. The Bill further proposed to give the tenant a right to "compensation for excellence in husbandry," a provision which, to say the least of it, would not tend to simplify the present difficulties of settling claims between landlord and tenant under the Agricultural Holdings Act. It would, perhaps, be hasty to assume that this arrangement is meant to neutralise the landlord's counter-claim for dilapidations, though some hypercritical persons may, perhaps, cherish this injurious suspicion.

The Agricultural Education Bill, dropped after the first reading, aimed at the teaching of agricultural and horticultural subjects both to children and adults, in the public elementary schools, and the provision of school gardens, allotments, and workshops for the purpose. Passing by the magnificent disregard of cost involved in these and kindred proposals, some ardent free-traders will, perhaps, regard the arrangement as tantamount to subsidising a particular industry at the expense of the general community, seeing that 50 per cent. of the cost of carrying it out would be defrayable by the Committee of Council for Education—in other words, by the general taxpayer.

The Agricultural Compensation Procedure Bill, which was withdrawn, aimed at abolishing the notice of claim under Section 7 of the Act of 1883, and proposed to alter the mode of reference in accordance with the Scotch Act of 1889.

Some reference to the Strand Improvement Bill can hardly be omitted from this Address—especially as it formed the subject of a very able Paper read last Session by our esteemed Associate, Mr. WHEELER, Q.C. A proposal to import a novel principle into the system of taxation for public purposes in England, naturally drew towards it a large amount of attention from all quarters. Neither the supporters nor the opponents of the principle were at all lacking in ardour. Those who care to know my opinion on the question, can easily ascertain it by referring to the Blue Book containing the evidence given before the Select Committee to which the Bill was referred. It is sufficient for the purposes of this Address to place the fact on record in our "Transactions" that its proposals were not so fortunate as to attract the supporting evidence of a single practising surveyor, and in the result the so-called "Betterment" clauses failed to approve themselves to Parliament.

The Public Health Acts Amendment Act contains some important conditions relating to drain-connections and made-up sites, to which Members of the Institution, practising outside the Administrative County of London, will do well to give attention.

One of the most important Acts from a surveyor's point of view, and one of special interest to our Institution, is what is known as the General Powers Act of the London County Council, which received the Royal Assent on the 18th of August. The sections of this Act which specially concern us as surveyors are the 27th to 30th, 32nd, 33rd, 35th, and 36th. The Council of the Institution were of opinion, and urged in the proper quarter, that as regards Section 27 the sittings of the tribunal for the approval of plans should be continuous throughout the year, and that the points objected to and the reasons of adverse decisions should be stated; but their representations as regards this point did not apparently commend themselves. As regards Section 28, which concerns the fixing of the general line of buildings by the superintending architect of the Council, it had long been felt to be a grievance that no right of appeal existed against a decision which might prejudicially affect valuable building sites; therefore it speaks well for the London County Council that a tribunal of appeal has been voluntarily conceded, and no better court for the purpose could well be desired than one constituted of a nominee of The Surveyors' Institution as representing property, a nominee of the Royal Institute of British Architects as representing public taste, and a nominee of the London County Council as representing municipal control.

The Council of the Institution were not of opinion that it was desirable to fix a new limit for the cubical contents of buildings in place of the 216,000 feet prescribed by the Building Act of 1855. Although the limit has now been

extended to 450,000 cubic feet, the concession is guarded in the Act by conditions which remove some of the objections which the Council entertained to the proposal. It was felt very strongly that the original proposals of what is now Section 33 of the Act might result in serious injury and loss to the owners of corner plots. There was no objection to the proposal that in the laying out of new streets the line of frontage should be continued through until it met the lines of frontage of adjoining streets; but the Council felt and stated that, where buildings already exist at the corners of streets, the application of such a rule, however desirable, would cause such injury to the owners that it should only be carried out on giving compensation. It is satisfactory to observe that words have been introduced specially exempting existing rights from the operation of the clause.

The proposal to limit the height of new buildings to 70 feet was modified in Committee to 90 feet from the level of the ground to the level of the parapet. This is probably a reasonable compromise, and will save London from a multiplication of the monstrosities which threatened to invade the skies, without putting too much restriction on building-owners.

The London Streets (Removal of Gates) Act was a measure which can hardly fail to considerably affect large masses of property in the central districts of London. The Act makes provision for compensation to the freeholder for "injuriously affecting." It is, however, matter of common knowledge that a large number of the houses in these secluded streets have been taken by persons to whom quiet is a special object, on the strength of the exclusion of general and particularly night traffic. These are the persons whose bargains are disturbed by the Act without provision for compensation of any kind whatever, and who, unlike yearly tenants, will be denied even the consolation of a lowered rent for many years to come.

The Pleuro-pneumonia Act is one of much interest to our many-sided profession. The growing dependence of the British farmer on stock rendered necessary a measure of public protection against the losses to which he is periodically subject from causes almost entirely beyond his own control. That the Act will be administered with wisdom and moderation by a body like the present Board of Agriculture goes without saying, and the result will no doubt be to reassure to some extent those agriculturists who have suffered severely in times past from the want of a protection of the kind.

The Housing of the Working Classes Act is one of the most important measures of the Session. Speaking generally, it is a consolidating Act, and proposes to deal in a very comprehensive manner with so-called insanitary areas and unhealthy dwellings, both in towns and in the districts of rural sanitary authorities.

The re-housing provisions, which formed the principal obstacle to the carrying out of what are known as CROSS's Acts, are re-enacted; but, on the other hand, the law relating to the assessment of compensation is modified by making evidence receivable that the rental of the property was enhanced by its illegal use, that it is a nuisance within the meaning of the Acts relating to nuisances, or that it is not capable of being made fit for human habitation. The arbitrator is authorised to award compensation under either the first two categories, on the basis of the lower rental obtainable if the premises were legally and properly used, and, in the case of the third category, on the value of the land and the mere materials of the buildings.

No surveyor, worthy of the name, however jealous of any infringement of the legitimate rights of property, will find fault with provisions which prevent unscrupulous persons from obtaining compensation on rentals swollen by a disregard of the principles of humanity and common decency.

“ [As local authorities are not empowered by the Act to re-cover the cleared sites without the special approval of the confirming body, it is to be hoped that the effect of the diminished compensation paid will be to enable them to offer the sites on such terms as will induce Improvement Societies and other responsible bodies to engage in the work of reconstruction.

The London County Council have already taken the initiative with a scheme for the improvement of about 15 acres in one of the worst districts of the Metropolis, and the results will be awaited with sympathy and interest.

But with every desire to see many of the acknowledged evils of over-crowding promptly remedied, I have great doubts whether much will be achieved under this ambitious measure.

The fatal weakness which underlies all this class of legislation is the assumption that the rates are an inexhaustible fund on which to draw for every purpose that may be in the abstract desirable, whereas, as a matter of fact, the ratepayer is already saddled with an almost intolerable burden.

I would, however, guard myself from being taken to imply that there has been any sensible addition to the burden of local taxation in country districts during recent years, and in this opinion I am fortified by the views of one of our most esteemed and experienced Members, who has carefully investigated the question in almost every county in England. He writes:—

“ Such attention as I have been able to give to the matter, leads me to think that there is a very great deal of exaggeration as to the increase of local taxation, so far as it affects agricultural property, also, I think that such actual increase as has taken place in some districts, taking the rateable divisions as a whole, has been compensated

“ for, practically, by the increase in the rateable value of
 “ urban properties in the division. I think it quite possible
 “ that on further examination it could be shown that in the
 “ charge upon property for rates and taxes expended for
 “ purposes which are not immediately productive, such as
 “ poor rates, school board rates, and other similar matters,
 “ no increase has, upon the whole, taken place during the past
 “ ten years, and that the extra amount expended (chiefly in
 “ urban districts) for public improvements and sanitary
 “ matters has, upon the whole, been fully recouped to the
 “ owners by the increased value of the house property affected
 “ thereby. I was led to look into this matter on account of
 “ the continual statements made by tenant farmers of the
 “ increase in the amount of their rates, but found upon
 “ inquiry that these statements were made in the loose
 “ manner in which farmers often make complaints.”

However this may be, the latest available returns of local taxation show, however, that there has been a steady increase in the *total* amount of rates levied in England and Wales during eight years of this decade; the rise being from £22,160,099 in 1879-80 to £27,194,836 in the year 1887-88.

This enormous increase, amounting to £5,034,737, representing $22\frac{3}{4}$ per cent. in eight years, is accounted for by an extra $1\frac{3}{4}$ millions swallowed up by the Metropolitan authorities, $2\frac{1}{4}$ millions by municipal corporations and urban sanitary authorities, £123,000 by rural sanitary authorities, and more than half a million by extra-Metropolitan school boards.

Add to this the startling fact that the outstanding loans (some of course productive) of local authorities increased from close on 137 millions in 1879-80 to over 192 millions in 1887-88, or about 29 per cent., and we have some measure of the enormous burden which the ratepayers now have to carry,

and which Parliament is continually adding to by new legislation for objects, most beneficent in intention, but very costly in execution. It is to be hoped we are not drifting into a disguised system of State Socialism.

Within the last few weeks we have witnessed a revival of the project for the purchase of the London water companies. As THE PRESIDENT'S Address is happily free from liability to criticism in this room, I may, without fear, venture the opinion that London will never again get so good a bargain as was placed within its reach by the ability of our late distinguished colleague, MR. EDMUND JAMES SMITH, whose proposals fell a prey to political exigences, and who may be said to have died a martyr to the cause.

In the Opening Address of 1888 by my predecessor in this Chair, particulars were given of a Copyhold Bill which, after having passed the House of Lords, was before the Commons during the Autumn Session of that year. Its chief object was to facilitate the working of minerals reserved on enfranchisements, but Parliament was prorogued a few weeks afterwards without passing the Bill.

Some suitable enactment on the subject is very desirable, but the difficulties attending it had prevented its being included in the Copyhold Act of 1887, as has been desired by the Lords' Select Committee.

Although this Act is familiar to many of you, a few words respecting it may not be out of place.

It was the outcome of a movement during several previous years for enforcing enfranchisements in cases where neither the lord nor the copyholder attempted to exercise the power already resting in each of them to compel enfranchisement.

The Bill, as introduced in the House of Lords in February 1887, accordingly contained a provision imposing penalties on the lord if, on admitting a tenant, he failed to give such tenant a notice to enfranchise, accompanied by an offer of

terms. The proposed measure was referred by the Peers to a large Select Committee of great legal strength, who, among many alterations, recommended the important rejection from the Bill of that provision for enforcing enfranchisements, and the substitution of one making it incumbent upon the steward, on the occasion of every admission of a tenant, to notify to him his power to compel an enfranchisement, and also the several modes of procedure. The subsequent corresponding enactment had thus the advantage of at once bringing to each copyholder a knowledge of his right in case of his not being already aware of it.

A specially noteworthy change made by the Act is that a tenant giving notice to enfranchise is no longer compellable to pay the consideration money in a gross sum, but is empowered to enfranchise by payment of a 4 per cent. rent-charge if he should so wish, and if the land can, in the opinion of the Board of Agriculture, be sufficiently identified, and if the compensation amounts to more than one year's improved annual value.

Speaking broadly, the last proviso has the reasonable effect of excluding from the new arrangement, tenants seeking enfranchisement, but holding at fines certain of the usual small amount.

In pursuance of the Act the Land Commissioners issued in 1888 the scale of compensation which, in their opinion, should be adopted in calculations for enfranchisement, and which includes a table for all ages, and making charges rather more favourable to copyholders than those in the official table of 1855.

They also issued a scale recommended by them for valuers' charges, and which is graduated according to the magnitude of the consideration money.

I am sorely exercised between a desire to say something on the subject of "Bi-Metallism" and a fear of treading

that thorniest of paths. What I have decided to say shall be in few words.

The subject of money is always an interesting one, and to those connected with landed or agricultural interests it is especially so. For many years past the lessened amount of money obtainable for land, and the products of land, has caused it to become a very scarce article, and that not alone in the country districts. This scanty supply of money and disastrous fall in prices has, of late years, called forth severe criticism on our monetary legislation. A Royal Commission has investigated the subject, and many prominent statesmen have taken leading parts in advocating reform in some direction. The main facts of the case seem to be that up to about 70 years ago in this country, and until quite recently in Western Europe, the two precious metals, gold and silver, were coined into legal tender money, and were standards of value. The possessor of either could demand mintage. This system has been called "Bi-Metallism." The Bi-Metallists contend that the prohibition of mintage to silver and its disuse as money have caused the functions previously performed by the two metals now to devolve on gold alone, which, combined with a scanty output from the mines of late years, and a largely increased consumption in the arts, has caused a scarcity of that metal for coinage purposes, with the consequence of "appreciation" or increase of purchase power.

Their arguments appear to be based on what JOHN STUART MILL described as the most elementary proposition in the theory of currency, viz. :—"That an increase in the "volume of money raises prices, and a diminution lowers "them." They contend, on these grounds, that to deprive one of the two precious metals of its monetary function is to contract artificially the volume of money, with the consequence that property and commodities can only be exchanged

for a less quantity of the diminished volume, which is, in fact, that fall of prices of which such universal complaint is made. They also endeavour to bring history to show that a profusion of the precious metals flowing into a country and, being minted, passing into circulation, has resulted in the progress of civilisation and the expansion of trade and commerce, and that a stoppage of that flow has proved fatal to prosperity.

They argue that, in a period of rapid increase of population and transaction, more and not less money is required to circulate commodities, and that demonetisation is therefore calculated to check expansion and progress.

The eminently practical people of the United States have recently clearly announced their acceptance of this theory, Congress having passed an Act by which some further £12,000,000 of legal tender silver money will be put into circulation; which, it is supposed, will check that discouraging droop in prices under which their agriculture, like ours, has so long been languishing.

The ill-effects of contraction, it is said, moreover, are felt not only by the owners of property (other than gold and gilt-edged securities) and producers, but by all who work with brain or hand. This aspect of the question must be especially interesting to surveyors.

Another point to which attention has been directed is that the fall of prices, or appreciation of money that has taken place, has had the effect of aggravating the burden of debt, and of thereby transferring the property of the debtor to the creditor, of the mortgagor to the mortgagee. Taking into consideration the enormous amount of indebtedness, both public and private (estimated at £5,000,000,000), in this country, it seems that drooping prices must have caused considerable privation among the more numerous and poorer classes of our countrymen.

Further, a low rate of exchange is said to favour the exporter from a silver-using country to one whose currency system is on a gold basis. It is certainly a curious coincidence that the prices of silver and wheat appear to fluctuate in company.

To all these arguments the monometallists have not yet taken the trouble to give a definite reply, beyond a denial on the part of Mr. GIFFEN of the quantitative theory of prices which is supported by MILL and all European and American economists of repute.

In any case it can hardly be denied that it is a price-crisis that has fallen so heavily upon our landed and agricultural classes, with whose fortunes those of a surveyor are to a great extent bound up.

The direction of intelligent thought to a subject of such great importance as our monetary legislation will, I believe, be a most useful aim on the part of the Members of the Institution. Some of our friends, Mr. BEADEL, Mr. ROLLESTON, Mr. SQUAREY, or Mr. TUCKETT, more familiar than I am with this question will, I trust, be prevailed on to write us a Paper on it during the present Session.

The Select Committee of the House of Commons on Town Holdings continues to drag along its path of inquiry, and can only now be said to be within measurable distance of the end of its labours. During the present year its investigations have dealt with the proposed special taxation of ground-values, but the evidence bearing upon the subject is not yet complete. Eleven witnesses, however, have been examined, and the minutes of their evidence fill a Blue Book of 372 pages.

Eight of the eleven are in favour of a change in the law of rating, and we may assume that the case against the present system has now been stated in its strongest form.

An examination, however, of the published evidence

shows that the representatives of the party of change are by no means in agreement among themselves as to the principle on which the proposed taxation should be based, or of the scheme by which it should be carried into effect. One witness seems to think that the violation of contracts may be justified by the history of the income-tax, as though any fair comparison could be drawn between the imposition of a tax equally upon all incomes of the same amount, from whatever class of property they may be derived, and the special taxation of one particular class of realised property.

Another witness hesitates to interfere with existing contracts, and declines to go further than the statement that "the landlord should bear a somewhat increased proportion of the burden," and thinks that a workable scheme may be obtained by a separate valuation of land and buildings.

This theory, in turn, is repudiated by Sir THOMAS FARRER, who is not in favour of the separate assessment of land values and rents. Sir THOMAS, following the proposals of Lord HOBHOUSE, suggests that a moiety of local taxation should be paid by the owners, but admits that this is "hardly more than a guess" at the fair proportion.

Another witness, referring only to "chief rents" would exempt all existing rents, while the town clerk of Jarrow declines to draw any distinction between existing and future contracts.

Another witness, Professor THOROLD ROGERS (now deceased), whose views we did not all share, but whose great abilities we all admired, declined to go into "details," and laid down the broad proposition that all persons "who derived benefit from the soil" should share local obligations, whether they derive benefit from local expenditure or not.

Yet another witness proposes a complicated scheme of his own under which permanent and current expenditure are to be distinguished, and owners and occupiers are to be arranged in separate schedules. This system, again, is not supported by Mr. COSTELLOE, who thinks that the rates should be divided equally between owner and occupier.

No witness made any serious attempt to disguise the injustice involved in taxation of existing rents, and one of them frankly stated that "you always must do some 'injustice on the one hand or the other,'" while another held "that nice customs must yield to great principles."

The evidence given by our Member, Mr. JOSEPH POTTS, Mr. JAMES HEELIS, and Mr. C. H. SARGANT will well repay perusal by all who are interested in a concise summary of the practical objections to the proposals before the Committee.

Many Members will look to any Address from this Chair for some reference to the prospects of British Agriculture. The condition of this great industry must be a matter of paramount interest to every surveyor. In addition to my urban practice I have for the last forty years been very largely engaged in connection with agricultural and residential landed estates of considerable size and value, as well for sale as purchase, and in their management, and during that period have, of course, had very many large and small farms in hand. Still, I cannot venture far into a region where so many better men have lost their way. I suspect that much of the so-called "agricultural depression" has been due to the excessive competition for the possession of land and for the extension of existing holdings which followed the great wave of enterprise that passed over the country in the years intervening between the Crimean War and the year 1876. Omitting from con-

sideration the naturally poor and unproductive land, rentals may be said, speaking generally, to have fallen to the normal level at which they stood before the period referred to. Since 1888, judging by the experience of my firm, a change for the better has set in. The lowered standard of rents has now become an accepted fact, and farms are letting more freely than a few years ago.

I have been during the last ten years over many large estates in the north of England, where moderate-sized farms of from 50 to 100 or 200 to 300 acres have always been the rule, and have found, from inquiries of the agents, that in these cases there has been little difficulty in most cases in retaining the old tenants by granting an abatement of some 10 or 20 per cent. in the rental, according to the proportion of arable to grass in the holding.

I have, speaking generally, unbounded faith in the pluck and energy of the British farmer, backed as he is by a body of landowners as public-spirited as any class in Europe. If the co-operation of two such classes, guided in their efforts by a great organisation like the Royal Agricultural Society of England, and surrounded by teeming millions to whom their products are a prime necessity, cannot in time solve this question, there is no meaning whatever to my mind in the economic theories of trade.

I do not look for much enlightenment on the subject from foreign Congresses,—the solution lies more nearly at our own door, and British agriculture must work out its own salvation.

Averages are dangerous things, but I venture to record my opinion that the average fall in the market prices of residential and agricultural estates during the last 12 to 15 years has been quite 33 per cent. Residential estates during the last four years have been more sought after, and farms are

latterly decidedly more lettable. I give some statistics of sales, both by auction and by private contract, recorded at the Estate Exchange during the years 1873 to 1889, and which may prove instructive.

Amount of Sales both by Auction and by Private Contract, as recorded at the "Estate Exchange."

YEARS.	AMOUNT.
	£
1873	8,948,362
1874	11,160,324
1875	11,466,490
1876	10,495,927
1877	11,738,882
1878	9,839,897
1879	7,693,764
1880	7,354,807
1881	7,052,110
1882	6,163,949
1883	5,147,685
1884	5,976,931
1885	4,453,878
1886	4,120,044
1887	3,989,099
1888	4,447,840
1889	4,304,954

The figures for the nine months up to the 30th September, 1890, are £3,628,686 as against £3,187,041, up to that period in 1887; £3,265,316, up to the same period in 1888, and £3,241,435 up to the like period in 1889, so that when the year 1890 is completed it will undoubtedly considerably exceed the annual records for the preceding three years.

While upon the subject of House Property I may note the remarkable change of habit which, in London, is coming over a large section of the population possessed of moderate means—I refer to the great development of the system of collective occupation of dwellings in what are known as flats. The system is, of course, no novelty in Continental towns, and in Scotland (possibly from its close connection with France during the times of the STUARTS) flatted houses have existed in large numbers for some hundreds of years.

Whatever be the cause of the change in London, whether it be the domestic-service difficulty, the loss of time involved by the daily journey from the constantly-receding suburbs, or a symptom of the co-operative tendency which appears to be entering into every consideration of life, the fact remains that the system has greatly extended within recent years, with the result of a return wave of prosperous people to districts of London from which a few years ago they appeared to have permanently departed.

The effect upon London trade and upon the value of land in localities suitable for the erection of buildings of the kind is becoming noticeable, and a person of a fanciful turn of thought may in his mind's eye picture the city merchant living once more hard by the scene of his daily labour.

Oddly enough, the system which has been so long in vogue in Scotland is there now falling into disfavour, the tendency being to self-contained dwellings. I propose, during the Session, to read a Paper on this subject.

A subject on which I can speak with some knowledge is British Forestry, at least in one of its aspects—the realisation of its products, in which my experience has been neither short nor slight. I believe that, in selected situa-

tions, larch, oak, and beech can all be grown at a profit, especially if the crop be credited in its early years with a share of the profit derived from the shelter it affords to the surrounding land.

There is no doubt that home-grown timber reached its lowest level, within living memory, 10 or 15 years ago. The last two or three years have seen a gradual improvement; oak has improved from 4*d.* to 8*d.* per foot, ash has kept the lead as the most saleable timber for some years, and now realises as much as, and in some places more than, oak. The devastating storm of October 1881 so flooded the market with elm that the price fell 50 per cent., and it is only within the last two years that any decided recovery has become apparent. Beech has nearly recovered the position it held 8 or 10 years ago.

The Institution has shown its sense of the importance of the Forestry question in England by establishing a special examination and granting a diploma of efficiency in the subject. It may be claimed that this is the first examination in home Forestry ever held in England. The existing conditions in this country are not, in my opinion, favourable to the establishment of a National School of Forestry. The most that can be done for the present is to stimulate, by means of a special diploma of the kind, the ambition of young land-agents to a more careful study of the science with such facilities as already exist.

A few more words and I have done. The Session upon which we enter to-night will introduce an epoch most interesting as regards the future of the Institution. We stand committed to what is virtually a revolution in our constitution. It was assumed that ten years was sufficient notice to the profession of the impending compulsory examinations, and speaking generally, we have secured the complete

adhesion of the rising generation of surveyors, which has, in large numbers, been making its way into the Institution through the examination system applicable to the younger men. During the last seven years we have also been so happy as to draw into our ranks most of the leading surveyors of all classes in England and Wales. Any of our professional brethren, possessing the requisite qualification of five years' practice, not yet on our roll, have still for a few months the option of applying for admission without the ordeal of examination, and I can promise that their applications will receive all due consideration at our hands. It is to be earnestly hoped that the Institution will find itself completely representative of the whole profession before the advent of the important change to which I have alluded.

It only remains to ask you for your kind indulgence during my period of office, and to thank you for the patience with which you have listened to the Address I have had the honour to read to you this evening.

MR. E. P. SQUAREY (Past President) said it was with the greatest possible pleasure that he proposed a vote of thanks to THE PRESIDENT for his most admirable Address. He (THE PRESIDENT) had told the Meeting how, on his assumption of office he was greeted by the announcement that he would find the preparation of an Opening Address one of the most onerous duties attaching to his position. The Members present would, he felt sure, recognise how thoroughly he had fulfilled that duty.

It was a most excellent rule, no doubt, that THE PRESIDENT'S remarks on such an occasion should not be in any way subjected to criticism in that room; but there were two points in the Address which were so obviously salient that

he felt he must venture so far on the courtesy of THE PRESIDENT and the forbearance of the Members as to say a few words about them.

The first, was THE PRESIDENT's allusion to the honoured and revered name of EDMUND JAMES SMITH, and to what he agreed in thinking the unwisdom of those then in power in not adopting the admirable scheme which Mr. SMITH was enabled, by his great gifts, to place before them. He was sure that the Members of the Institution would all cordially agree with the encomiums passed by THE PRESIDENT on that name.

His own name had been associated in the Address with those of his friends Mr. BEADEL, Mr. ROLLESTON, and Mr. TUCKETT as an authority upon the question of bi-metallism. Without assuming such a character in connection with this very interesting subject, he would repeat a remark he recently made when, at a Meeting of the Bi-metallic League, he was asked by one of the leaders of the movement how he thought the cause was progressing in the country districts generally. "Well," he replied, "I talk bi-metallism to everybody I meet. I always have a handful of pamphlets in my bag to distribute, with the more important passages marked; and the verdict of every one of my audience, separately or collectively, invariably is, 'Upon my word you are quite right—you have convinced me, there is a great deal in what you say.' But then a fortnight after having rubbed the arguments well into their heads, as I think, I meet them and they candidly admit 'that they have forgotten all about the subject.'"

He could not, however, but think that if any prominent Member of the Institution were to read a well-considered Paper on bi-metallism his remarks would elicit such a discussion among the Members as could not fail to be of the

greatest service in throwing light on what, to many persons, was an obscure, although an interesting question.

Mr. T. W. WHEELER, Q.C. (Associate), said it became his happy task to ask the Meeting to join him in seconding the vote of thanks that had been so ably proposed by Mr. SQUAREY to THE PRESIDENT for his Address. He read the other day in another address written by, he supposed, one of the first of living lawyers, that the study and profession of the law "deadened the heart and narrowed the intellect." He felt that occasions like the present might do something to cure, or at all events to alleviate, these dreadful consequences in his own case, and year by year he attended these meetings and listened with ever-increasing pleasure and profit to the Addresses of successive Presidents of the Institution. He thought that the present Address had in no way or shape fallen short of the literary standard to which from time to time its predecessors had attained, and that THE PRESIDENT in delivering it had contributed a valuable addition to the long list of clear, thoughtful, and interesting speeches previously pronounced from that chair.

In the subject of bi-metallism he had taken some considerable interest, but even after listening carefully to the able arguments which the last speaker had been good enough to instil into his ear, and which had quite convinced him personally, and after reading all the pamphlets on the subject on which he could lay his hands, he was sorry to say he had not yet been able to make a single convert.

The vote of thanks having been carried by acclamation,

THE PRESIDENT, in reply, said he was exceedingly

obliged to his friend Mr. SQUAREY for his very kind references to his Address, to his esteemed friend Mr. WHEELER for having seconded the vote of thanks, and to the Members present for their unanimous adoption of the vote of thanks. He hoped that before long some Member would be found to read a Paper on one or other of the subjects of interest to which he had alluded, and thus afford the Institution enlightenment and instruction on questions which were undoubtedly important, though frequently very imperfectly understood.

The Meeting then adjourned.

THE LABOUR QUESTION AS REGARDS AGRICULTURE.

BY T. A. DICKSON (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, November 24th, 1890.*

THE question of labour in every branch of industry at the present time is most important, but I only propose this evening to treat more particularly of that portion relating to agriculture, and in bringing this subject before your notice, I feel that no excuse is needed, although I wish that it had been in worthier hands; but, when asked by our indefatigable Secretary if I would again read a Paper before the Institution, I felt that I ought not to decline such an honour.

My experience, that farms could be made to pay, and to pay well, if it were not for the very large item of labour which must appear in every farm balance sheet, I doubt not, is a common one, and one shared by many Members of this Institution. That so large a sum has to be paid year after year for labour is a matter of deep concern; but side by side with this we find the labour, too often, of an inferior quality, while in many parts of England it is extremely scarce. This is due to one or two causes which I shall have to notice later on. A large sum will always have to be paid for labour, and the suggestions upon this subject which I should wish to make this evening are not so much in the direction of the reduction of the individual's wages as of the reduction of the labour bill per acre, so as to put labour on a better footing, and by improving its character enable it to

compete on more equal terms with the manifold requirements of railways and large towns.

One of the first points to be considered in treating this subject is : CAN ANY REASON BE ASSIGNED FOR THE PRESENT INFERIORITY (speaking generally) OF THE AGRICULTURAL LABOURER? This question can, I think, best be answered by reference to history.

For many centuries agriculture and the trades connected therewith were the principal, if not the only, industries in England, and it will be of much assistance to the consideration of our subject if we picture the condition of an English manor at the beginning of the fourteenth century, after the disintegration of the demesne lands of the lord had already begun to take place.

The late Professor THOROLD ROGERS, in his valuable work, "Six Centuries of Work and Wages," gives some interesting details of two manors at this date, of one of which—that of Cuxham, in Oxfordshire—the following are the chief particulars :—

There was the lord of the manor, in this instance the warden and scholars of Merton College, Oxford, farming, by means of *servile labour*, under a bailiff, 242 acres, of which about 61 acres were fallow. The area of the parish of Cuxham, at the present time, is only 487 acres. There were two military tenants, who were bound to render certain military services which could be commuted into a "scutage," or fixed yearly payment. Then there was a free tenant, who had a messuage with 9 acres of land, for which he paid annually a pound of pepper, worth then about 1s. 6d. ; this tenant also held a messuage with $3\frac{3}{4}$ acres of land, at 3s. per annum, the portion of his wife. The prior of a monastery at Wallingford held a messuage, mill, and 6 acres of land, on condition of offering prayer on behalf of the donor. Another person was tenant of a cottage, for

which he had to supply two lights to the church ; another was tenant at will of the parish mill, at 40s. per annum. The rest of the tenants were serfs or cottagers—thirteen of the former, eight of the latter ; but in describing these I cannot do better than follow Professor ROGERS' own words. He says:—

“Each of the serfs has a messuage and half a virgate of land at the least, *i.e.*, certainly not less than 12 acres of arable. His rent is almost entirely corn and labour, though he makes two money payments—a halfpenny on November 12th, and a penny whenever he brews. He is to pay a quarter of seed wheat at Michaelmas, a peck of wheat, four bushels of oats, and three hens on November 12th ; and at Christmas a cock and two hens, and two pennyworth of bread. He is to plough, sow, and till half an acre of his lord's land, and give his services as he is bidden by the bailiff, except on Sundays and feast days. He is to reap three days with one man at his own charges in harvest time. He is not to marry son or daughter, to sell a calf, horse, or colt, to cut down oak or ash, without the lord's consent. If one estimates these services and payments in money of the time, they amount to near 9s., of which 3s. at least must be set down for the house and curtilage about it. The labour rent for the land is therefore about 6*d.* an acre in money value. The soil at Cuxham is very good wheat land—a loam lying at the base of the Chiltern Hills—and yielding in good harvests what was at that time a very full return, *viz.*, 13 bushels of wheat to the acre, 20 of barley, 16 of oats, and 14 of peas. This production is far in excess of other land the exact produce of which has come under my observation.”

It appears that some of these serfs held other lands, for which they paid in labour about 2s. 4*d.* a year, *i.e.*, four or five acres of land.

“ The cottagers pay from 2s. to 1s. 2d. a year for their
 “ tenements, and have to give a day or two to haymaking,
 “ receiving a halfpenny for the service. They are also bound
 “ to harvestwork for from one to four days, during which
 “ they are fed at the lord’s table. During the rest of the
 “ year they are free labourers, earning wages on the lord’s
 “ demesne, tending cattle, sheep, or pigs on the common of
 “ the manor or in the woods, and engaged in the various
 “ crafts which were customary in the village or might be
 “ required by the more opulent employers. The village
 “ probably contained from sixty to seventy inhabitants.”

Such was English rural life at the beginning of the
 fourteenth century, and the subsequent history of mediæval
 England is well described as the “ History of the disentangle-
 “ ment of the individual from the trammels of serfdom and
 “ servile tenure.”

The development from the simple case of demesne land
 held by the lord and farmed by the villeins or serfs into the
 comparatively complex condition of manor described by
 Professor ROGERS is explained by HALLAM,* who, how-
 ever, states that the inquiry is an obscure one. He takes, as
 the most simple case, a manor divided into demesne lands
 of the lord’s occupation, and those in the tenure of his
 villeins performing all the services of agriculture for him,
 and it is obvious that it was to the interest of the lord of
 the manor to maintain just so many of these on his estate as
 it required for its cultivation. In course of time, as alienation
 of parts of the manor to free tenants came to prevail, less
 labour was required by him on his demesne. The purchasers
 under this alienation had occasion for labourers who would
 be free servants in relation to them, though in villeinage to
 their original lord. As he demanded less of their labour
 through the diminution of his land they had more to spare

* “ Middle Ages.”

for other masters, and, retaining the character of villeins and the lands they held by that tenure, became hired labourers in husbandry for the greater part of the year. Some of the more fortunate villeins crept into property as well as into freedom, as we shall see presently.

At the beginning of the fourteenth century the population of England is estimated to have been 2,350,000, and it is probable that, owing to bad harvests, want of medical skill and sanitary defects, the population was not increasing very rapidly. In 1348 the scourge known as the Black Death made its appearance in the seaport towns of Dorsetshire. Gradually, but surely, the plague spread at first over the southerly parts of England, then over the north and on to Scotland. The mortality was enormous. Different chroniclers estimate it at different figures, but it is probable that about one-third of the population died. The result of this unprecedented mortality was precisely what might have been expected. A labour famine followed. The stringent Act of Parliament known as the Statute of Labourers was passed. Royal proclamations were issued. Neither were of much avail. The price of labour rose by leaps and bounds, and Professor ROGERS calculates that the rise in agricultural wages was from 40 to 70 per cent. in the period succeeding the Black Death, and that of artisan labour from 50 to 90 per cent.

Mr. MACKAY, in his history of the English Poor, draws attention to this labour famine, and deduces, I think, the true lesson, viz., that at this time, owing to the high price of labour, the serf having relinquished his hold upon the land (in many cases by emigration to another part of the country out of the way of his lord), on account of the high wages which were offered him, and the ranks of the landless labourers having been increased by the peasant proprietors or small occupiers of land, who found it more profitable to

let their own land run to waste and hire themselves out as labourers,—the result was the same as in similar labour famines in particular trades in our own day. There was, in fact, no necessity for thrift, because a man knew that there would always be demand for his labour, and that he could work when he liked, and be paid almost what he liked. He consequently lost, or rather never acquired, the instincts of prudence and self-restraint, and from this fatal lapse he is now only slowly retracing his steps.

The natural result of this high price of labour soon followed. Landlords, instead of farming their land themselves or by their bailiffs, let it to farmers. At this time—early in the fifteenth century—the wool trade was very flourishing. Much of the arable land, therefore, was laid down to grass, with the object of keeping a greater number of sheep, which require less labour. After the Black Death the population, which before its appearance seemed almost stationary, increased very rapidly. There was thus less labour required and there were more labourers every year to do it. The landless labourer plying for hire soon became a recognised institution in the social economy of rural England. His lot was tolerable so long as wages were high and employment plentiful, but by the end of the sixteenth century, owing to the increase in the population and the extension of sheep-farming, the dearth of employment was so serious that the poor law of ELIZABETH became necessary, “and the labourer was beginning to exchange the servitude of the feudal system for the slavery and dependence of “pauperism.”

The description of this period in MORE’s “Utopia” is, I think, worth quoting. RAPHAEL, in his imaginary conversation with the Archbishop of CANTERBURY is reported as answering, when asked by him to give his reason for the necessity of stealing, then so prevalent:—“The increase of

“pasture by which your sheep, which are naturally mild
 “and easily kept in order, may be said to devour men and
 “unpeople not only villages but towns; for wherever it is
 “found that the sheep of any soil yield a softer and richer
 “wool than ordinary, then the nobility and gentry and even
 “those holy men the abbots . . . stop the course of agri-
 “culture, destroying houses and towns, reserving only the
 “churches, and enclose grounds that they may lodge their
 “sheep in them. . . . By which means those miserable
 “people, both men and women, married and unmarried,
 “old and young, with their poor but numerous families,
 “ . . . are all forced to change their seats, not knowing
 “whither to go, and they must sell, almost for nothing, their
 “household stuff. . . . When that little money is at
 “an end, for it will soon be spent, what is left for them to
 “do but either to steal, and so be hanged (God knows how
 “justly), or to go about and beg? And if they do this
 “they are put in prison as idle vagabonds, while they would
 “willingly work, but can find none that will hire them; for
 “there is no more occasion for country labour to which they
 “have been bred, when there is no arable ground left.”

In next drawing your attention to the comparison of
 wages paid during the last six centuries, you will notice how
 disastrous an effect, from causes to which I have already
 alluded, the Black Death really has had upon the condition
 of the agricultural labourer of this country during the half
 of this period, and that from this it is now only slowly
 recovering.

The condition of the labourer before the appearance
 of the Black Death in 1348 I have already referred to in
 the extract given from Professor ROGERS' work. Sir F. EDEN,
 in his “State of the Poor,” states the wages of the labourer
 in 1272 to have been $1\frac{1}{2}d.$ a day, and this seems to have
 been the average wages for the next 70 years. These

wages do not seem excessive, yet, as far as can be learned, the labourers at that date were able to save money, and invest their earnings in plots of land—the only opening for investment in those days.

Professor ROGERS appears to take the year 1495 as that in which the condition of the labourer was at its best. This was some 150 years after the Black Death, when labour was still scarce.

This opinion seems to be confirmed by LONGLAND in "Piers, the Ploughman." He writes, "Labourers that have no land to live on but their hands disdained to live on penny ale or bacon, but demanded fresh flesh or fish fried or baked, and that hot or hotter for chilling of their maw."

In this year (1495) a labourer earned, or might very easily earn, two shillings a week. Prices of the principal commodities required by him, which we can readily compare during a period of four or five centuries, were as follows:—

	<i>s.</i>	<i>d.</i>
Three quarters of wheat - - -	12	2
Three quarters of malt - - -	7	1
Two quarters of oatmeal - - -	10	8
	£1	9 11

Thus fifteen weeks' work, at two shillings a week, would enable a labourer to provision his family for a year.

In 1390, 100 years before this date (but 40 years after the Black Death had depopulated England, thereby reducing the number of labourers and increasing in consequence the price of labour), Sir F. EDEN gives 3*d.* as the daily wage of the labourer. This sum will amount to £3 18*s.* per annum.

The price of the commodities mentioned above, com-

pared with the price of labour in 1495, are in this year (1390) as follows:—

	£	s.	d.
Three quarters of wheat, at 8s. ==	1	4	0
Three quarters of malt, at 5s. 8d. ==	0	17	0
Two quarters of oatmeal, at 5s. ==	0	10	0
(estimated)			
	£2	11	0

This sum for provisions leaves a nice substantial balance out of the yearly wages.

In 1610 the wages of the labourer were *fixed* by the Rutland magistrates at Oakham at 7d. a day from Easter to Michaelmas, and 6d. a day from Michaelmas to Easter. This is equivalent to a yearly wage of £8 9s. In this year the prices of the three commodities already mentioned were:—

	£	s.	d.
Three quarters of wheat, at 20s. 4d. ==	3	1	0
Three quarters of malt, at 15s. 4½d. ==	2	6	1
Two quarters of oatmeal, at 43s. 4d. ==	4	6	8
	£9	13	9

What a change has taken place in little more than a century! In 1495 15 weeks' work was sufficient to obtain what 52 weeks' work in 1610 was unable to accomplish. These figures are more eloquent than any words. Need I remind you, with these figures before you, that in 1601 the celebrated Act of ELIZABETH providing for the relief of the poor was passed?

In 1725, another 115 years later, it was *decided* by the magistrates at Manchester that the wages of the best servants in husbandry should be one shilling a day for six

months, and tenpence a day for the other six months, *i.e.*, taking every working day with the pay days, £14 7s. a year. By the same authority the ordinary peasant is to receive 10*d.* a day for six months, and 9*d.* a day for six months, amounting to £12 7s. 10*d.* a year. These persons might increase their wages by harvest work, and probably did, so as to raise their wages, respectively, to £15 and £13.

The prices of the three commodities already mentioned were as follows :—

	£	s.	d.
Three quarters of wheat, at 46s. 1 <i>d.</i> ==	6	18	3
Three quarters of malt, at 24s. - ==	3	12	0
Two quarters of oatmeal, at 54s. ==	5	8	0
(estimated)			
	£15	18	3

Thus, once more, a whole year's labour of a "best servant" in husbandry was not sufficient to provide what little more than two centuries before had been procured by fifteen weeks' labour.

So much, for the present, for the relative value of labour and provisions subsequent to the Black Death in 1348, when the labourer became divorced from the land and began exclusively to work for wages as hire.

The population of England and Wales in the period subsequent to 1348 has increased in a fitful manner; for some time after this date, owing in a measure to the demand for labour and the prosperous condition of the labouring classes, the numbers increased rapidly, then, as labour became less plentiful, the rate of increase began to decline. At the beginning of the eighteenth century the population of England and Wales is estimated to have been five millions, and of this number three parts are stated to have lived in the country and one part in the towns. Owing to discoveries and inventions during the eighteenth century, a

great impetus was given to the textile industries, a demand was created for artisan labour, and the population so rapidly increased that in 1801 it was about nine millions, of whom rather more than one-half lived in the towns. The marvellous progress in all branches of industry during the past ninety years, the great demand for labour in nearly every kind of trade, has acted in a remarkable way upon the population, which, within the period named, has more than trebled itself, and is now estimated at $29\frac{1}{2}$ millions, of whom only 30 per cent. belong to the country districts.

This decrease in the proportion of the rural population to that of the whole country is, I think, not in any way due to agriculture having become a lost art, and to its having failed to keep pace with the improvement in other industries. Take the produce per acre, and compare the 13 bushels of wheat, 20 bushels of barley, and 16 bushels of oats grown at Cuxham in the fourteenth century (and reported as being far in excess of the average) with the 28 bushels of wheat, 33 bushels of barley, and 37 bushels of oats, *average* crops of our own time. I will only mention, in addition, the large increase in the size of all stock during this period, and the abandonment of the universal system of a bare fallow every third year in the fifteenth and sixteenth centuries by the substitution of seeds and roots unknown before. Again, "agricultural machines are better, breeds of animals are better, seeds are vastly better, manures have been multiplied by chemical skill and tested by elaborate experiment," but, notwithstanding this solid and substantial improvement, the advance made in the condition of the agricultural labourer does not seem to have kept pace with the general progress.

The many futile attempts during the four centuries succeeding the Black Death to fix the wages of the agricultural labourer below starvation point, as indicated in the two instances I have given, are not, however, the only cause

of the present inefficiency of labour; for this unfortunate result has been materially encouraged by the working of the poor law at the beginning of the present century.

In 1796 the great mistake was made of legalising out-relief to the able-bodied and in aid of wages. The work-house test provided for by the Act of 1722 was rescinded. The parish authorities were empowered to give relief to any industrious person at his own house in case of sickness or distress, distress being practically defined as not having an income thought sufficient by the justices. The justices were authorised to order relief for a certain time to such persons as were entitled to ask and receive such relief at their own houses. The result was that what the farmer did not pay in wages was made up from the rates. The labourers, being no longer paid according to their earnings, rapidly deteriorated.

This state of things continued, though not without protest from many persons competent to judge, until the year 1834. The public funds were regarded as a regular part of the maintenance of the labouring people engaged in agriculture, and a sum of about £7,000,000 per annum was the price paid for converting the free labourer into a slave, without reaping even such returns as slavery can give. The able-bodied pauper was obliged to live where the law of settlement placed him, to receive the income which the neighbouring magistrates thought sufficient, to work for the master and in the way the parish authorities prescribed, and very often to marry the wife they found for him.

Dissatisfaction against this system became at length so strong that commissioners were appointed to investigate the whole subject. Their report was published in 1834. An Act was passed—based upon this report—during the same year. There is not time to go through all the reforms embodied in that Act, although all are important in consider-

ing the labour question. I will only mention the chief, which was to the effect that all relief to able-bodied persons except in well-regulated houses was declared illegal. This is the celebrated workhouse test. Had this provision been strictly carried out then, the status of the agricultural labourer would have improved more rapidly than the following table shows to have been the case. The figures, in this table, are taken as to the purchase value of the sovereign from Professor LEONE LEVI, and as to the wages of the labourer from Professor ROGERS:—

Year.	Average Weekly Wage of Agricultural Labourer.	Quantities obtainable for One Pound sterling.		
		Flour.	Beef.	Butter.
	s. d.	lbs.	lbs.	lbs.
1820	—	113	70	25
1825	9 4	112	61	23
1830	—	119	71	36
1835	10 4	194	70	32
1840	—	115	86	24
1845	—	151	93	26
1850	—	190	93	32
1855	—	103	42	28
1860	11 7	145	44	25
1865	13 0	183	41	21
1870	—	163	40	18
1875	—	170	34	19
1880	14 0	173	39	21

I have already shown that the position of the agricultural labourer gradually deteriorated from the fifteenth century until about 1825. From that time the above table shows that his position has been gradually improving.

Such, then, seem to have been the chief reasons why, in the acknowledged general improvement in agriculture, the condition of the agricultural labourer appears until within the last 60 years to have deteriorated rather than improved. Ever since the Black Death, in 1348, legislation on the

subject of (agricultural) labour has been on wrong lines, first by the various "statutes of labourers," and next by the bad administration of the poor law, from which we are only slowly recovering. To this point I shall have to refer later. Instead of efforts being made to elevate the labourer, the tendency ever seems to have been to pauperise and to degrade him.

Coming now to my next point. IS THE PRESENT SCARCITY OF GOOD AGRICULTURAL LABOUR, AND DEPOPULATION OF MANY PARTS OF ENGLAND, LIKELY TO CONTINUE AND INCREASE IN INTENSITY?

To this question, unless very active steps are taken to check the flow of all that is best from the country to the town, I am afraid the answer must be emphatically, "Yes."

To show that there is some cause for alarm, I need only direct your attention to the REGISTRAR-GENERAL'S report upon the last census, in which you will find it stated that in no less than fourteen counties—all agricultural—there has been a decrease in the population, many of the inhabitants having migrated to the manufacturing and mining counties.

From Preliminary Report of the Registrar-General, 1881, page 5.

	Per cent.		Per cent.
Cornwall - - - -	9.1	Montgomeryshire -	2.7
Radnorshire - - -	7.4	Dorset - - - -	2.4
Huntingdon - - -	6.4	Westmoreland - -	1.3
Cardigan - - - -	4.4	Cambridge - - -	0.8
Brecknock - - - -	3.6	Pembroke - - - -	0.2
Hereford - - - -	3.5	Anglesea - - - -	0.1
Rutland - - - -	2.9	Salop - - - -	0.05.

9 English, 5 Welsh.

Since the date of that report many additional inducements have been held out, and are being held out, to steady

and healthy labourers in the country to leave agricultural pursuits and join the ranks of labourers in towns and on railways.

Thus the profit-sharing system propounded by Mr. GEORGE LIVESEY for the stokers and others employed by the South Metropolitan Gas Company must have a tendency to draw men from the country to the town.

Again, the superannuation scheme of the Great Eastern Railway Company for its *employés* cannot but fail to be attractive to men who prefer to look forward to an honourable old age spent in ease and freedom, than to passing the end of their days in the workhouse.

Other inducements will, I doubt not, suggest themselves to many of you.

Before passing on to the suggestions which I should like to make with the object of improving the condition of the agricultural labourer, and checking the migration to towns and railways, it may be convenient here to consider the wages paid at the present time in different parts of the country.

Customs vary, and the wages paid to individuals are much greater in some parts of the country than in others; but although this is the case, the labour bill, per acre, and the price of piece work—*cæteris paribus*—vary very little.

There are two, if not three, different ways of paying wages in England.

A. Wages paid partly in money, partly in board and lodging.

B. Wages paid partly in money, partly by perquisites.

C. Wages paid all or mostly in money.

A. WAGES PAID PARTLY IN MONEY AND PARTLY IN BOARD AND LODGING.

This system of payment applies generally to un-

married men, and, although accompanied with a certain amount of inconvenience, is not unpopular in many of the northerly counties. In some instances board and lodging are found at the farmhouse, in others at that of the foreman. To give an example:—In the description of the Stapleford Hall Farm, Cheshire, containing 288 acres, of which 104 acres are arable, the labour of the whole 288 acres is described as being done by two cowmen, receiving, each, £18 per annum and their board; two carters, receiving £15 each and their board, two other men at 15s. a week, one old man at 12s. a week; also one dairywoman at £16, two girls at £10 and £14; two boys at £9 and £8 respectively—all boarded in the house. Making a fair allowance for boarding so many in the house, with an additional expenditure of about £58 during the harvests, the total labour bill comes to £410, or nearly 32s. an acre.* I should like particularly to draw your attention, in this account, to the fact that the two labourers receiving 15s. a week have crofts of three or four acres attached to their cottages, on which a cow, or, with outside keep, two, can be kept—an immense boon to a man with a family. The old man who receives 12s. a week has also a cottage, to which are attached $2\frac{1}{2}$ acres of land. For this cottage and land he pays £10 10s. per annum. Of this $2\frac{1}{2}$ acres, two acres are in grass the rest is garden ground. In the year (1884) when the above account was published, it appears that his receipts from this plot came to £31, and his expenses, including rent and insurance of stock, to £22 18s. To the expenses should be added the labour of the man, his wife and children; but, on the other hand, it ought to be borne in mind that by this arrangement he gets his cottage rent-free, and a certain amount of profit from his garden and poultry. It is not, however, so much the

actual amount of the money balance every year which is so important as the opportunity this system of crofter tenancies affords for the exercise of thrift and accumulation of small savings. It appears that on Lord TOLLEMACHE's estate in Cheshire there are 250 crofter tenants who hold directly from him, and "who thus are made not only "more thrifty, more prosperous, happier, and more contented "in themselves and families, but really more serviceable, "more trustworthy, and, in short, better servants on the "farms to which they are attached.*

Instances in the north of England might easily be multiplied where either all the labourers are boarded and lodged with the farmer or his foreman, or where only a certain proportion carry out this practice, but it is almost the invariable rule when this boarding system is adopted that the living is good and the general comfort excellent. In the country of these crofter tenancies the boarding system affords opportunities to the young labourer to save, so that when one of these holdings is vacant there is no difficulty about capital to furnish and stock it.

B. WAGES PAID PARTLY IN MONEY, PARTLY IN PERQUISITES.

This system may be well exemplified by taking the account of Mr. LYALL's farm, near Newcastle-on-Tyne, as given in the "Journal" of the Royal Agricultural Society, vol. xxiii., page 615, &c.

The area of this farm is 755a. 3r. 35p., of which 399a. 2r. 31p. are arable. A large number of cattle and sheep are kept on the farm, and for its working the following men are kept, who receive the wages and allowances stated :—

R.A.S.E. "Journal," vol. xxii., page 130.

Employment.	Weekly Wages.		Extra Money.			Allowances, Perquisites, and Payments in Kind.
	s.	d.	£	s.	d.	
1. Steward - - -	30	0	—	—	—	House & small garden.
2. Shepherd - - -	—	—	—	—	—	House & garden, keeping for 10 ewes & their lambs, 5 hoggets & a cow, 63 stones of oatmeal, 6 bushels of wheat, 24 bushels of barley, & 6 bushels of peas, 1,800 yards (running) of potatoes, seed provided.
3. Under shepherd	18	0	1	0	0	Keeping for 2 ewes.
4. Head ploughman	19	0	1	0	0	Harvest. 20s. a week in harvest, 80 stones of potatoes, 4 bushels of barley, house, &c.
5. Byreman - - -	17	0	—	—	—	House & garden, 80 stones of potatoes.
6. Stacker - - -	17	6	1	0	0	Ditto.
7. Horseman - - -	16	0	1	0	0	Ditto.
8. Hedger - - -	17	0	1	0	0	Ditto.
9. Groom - - -	18	0	—	—	—	Ditto.
10. Horseman - - -	16	0	—	—	—	Single.

The householders all find a woman worker at 1s. 3d. a day, with 35s. for harvest. Although the wages are higher than those paid in the south and west of England, the average cost per acre, including all the allowances, does

not exceed 23s. 6d. an acre. The above practice of paying wages is almost universal in the counties of Northumberland and Durham, and, in its turn, offers many inducements for saving.

C. WAGES PAID ALL OR MOSTLY IN MONEY.

This system, sometimes including the use of a cottage rent-free, is that prevailing most commonly in the midlands and southerly parts of England. Following the example of the last farm, the wages on a farm in the midlands may be shown thus:—

Employment.	Weekly Wages.				Allowances (if any).
	s.	d.	s.	d.	
Foreman	-	25	0		House and garden.
Shepherd	-	15	0		Cottage and garden, extra for lambing.
Horsekeeper	14	0—16	0		Cottage and garden.
Cowman	14	0—16	0		Do. do.
Labourer	12	0—14	0		

In Berkshire, Dorsetshire, Wilts, the wages are even two or three shillings a week less than the above.

In addition to these weekly wages, the amount received may be, and generally is, much augmented by harvest-money, and in the case of the labourer by piecework in addition. Although these wages at first sight do not compare favourably with those received in the north of England, the labour bill per acre and the price of piecework varies very little in the two parts of the country. I will not here attempt to give a schedule of prices at which the different kinds of piecework are paid, as circumstances have to be taken into account in each case, and no arbitrary and fixed price can be established for any kind of work.

Such, then, are the wages and systems of paying wages at present prevalent in England; the labourers in the north and north-west obtaining considerably higher wages than those in the south, and their position generally being a much more enviable one.

I pass now to the next part of my subject, viz. :—

1. HOW IS THE CONDITION OF THE AGRICULTURAL LABOURER (more especially in the midland and southern counties) TO BE IMPROVED ?

2. HOW IS THE MIGRATION OF ALL THAT IS BEST FROM THE COUNTRY DISTRICTS TO BE CHECKED ?

These two questions may with advantage, I think, be treated together, and the suggestions I would make to answer them satisfactorily are briefly these :—

1. The greater encouragement of thrift.
2. The better provision for recreation.
3. Evening schools more adapted to the wants of the country.
4. The improvement of cottages.

1. *The Greater Encouragement of Thrift.*—This, which stands first among my suggestions, is, undoubtedly, the most important. In towns there are far more opportunities for saving and for investments on a small scale than is the case in the country. Until facilities for saving are brought home to the agricultural labourer, there will ever be the same draining of the country to overcrowd the town, and the same outcry about the scarcity or inferiority of labour. In the course of my Paper I have endeavoured to show that so long as no inducements were held out to the agricultural labourer to save, by the way in which the poor law was administered, so long his position kept getting worse and worse, but since the partial reform in the poor law and its administration as exemplified in the table on page 45, his status has gradually begun to improve.

One of the first steps, therefore, to take towards this end is a further reform in the way in which out-door relief is generally administered. The reason why the better administration of the poor law, more especially in the matter

of out-door relief, stands in the forefront in this question is not far to seek. So long as men know that in case of distress—real or feigned—help, in the shape of money, will be readily given, so long will they spend their week's wages as soon as or before they are earned, and never think of putting anything by for a rainy day. Until his ideas in this respect are altered, the chance of the agricultural labourer ever improving his condition is a poor one. The manner in which out-door relief has frequently been administered is a scandal, and has, undoubtedly, helped materially to pauperise many parts of the country. To show what can be done by good administration, let me give you a statement of the improvement that has taken place in this respect in the Bradfield Union between 1871 and 1888. (Taken from "The English Poor," by T. MACKAY.)

BRADFIELD UNION.

Comparative Statement of Pauperism on January 1st, 1871, to 1888, inclusive. Population, 1871, 15,853; 1881, 17,972. Acreage, 62,977.

Year.	Paupers on January 1st.		Total.	Proportion to Population 1 in.	Rate in the Pound.
	In-door.	Out-door.			
1871	999	259	1,258	13	24 $\frac{1}{2}$
1872	835	214	1,049	15	21 $\frac{1}{4}$
1873	750	200	950	16	19
1874	604	184	788	20	18 $\frac{1}{2}$
1875	610	174	784	20	13 $\frac{1}{2}$
1876	482	154	636	25	12 $\frac{1}{2}$
1877	349	140	489	32	10 $\frac{1}{2}$
1878	279	152	431	37	10 $\frac{3}{4}$
1879	234	135	369	43	9 $\frac{1}{2}$
1880	181	138	319	49	9
1881	202	151	353	45	9
1882	142	151	293	61	8 $\frac{1}{4}$
1883	116	144	260	69	7 $\frac{3}{4}$
1884	90	146	236	76	7 $\frac{1}{4}$
1885	71	136	207	87	6 $\frac{3}{4}$
1886	60	120	180	100	6 $\frac{1}{2}$
1887	52	110	162	111	6 $\frac{1}{2}$
1888	42	100	142	126	5 $\frac{1}{4}$

This statement indicates most conclusively how the number of paupers can be lessened and the poor-rate reduced by careful administration.

MR. BALDWIN FLEMING, in his report (1888) on pauperism and relief for the district comprising the counties of Dorset and Southampton, and parts of Wilts and Surrey, says:—

“ Good administration has invariably been wholly successful. It has been tried under every variety of circumstances and with the same result. Atcham Union was a purely rural one, and maintained its position even after the very trying experiment of amalgamation with Shrewsbury. Bradfield Union,” to which I have just referred, “ is a rural one, with part of the suburbs of the great town of Reading. Brixworth, Manchester, Bradford, and even Whitechapel, besides many others, afford absolutely conclusive evidence that a high rate of pauperism is caused by the bad administration of a good law. Where the necessary time is given and right principles are worked by competent officers, the same end has been always attained. No instance of failure can be adduced. This fact it is which makes it so grievous to reflect upon the intolerable burden by pauperism upon the community.”

Many other extracts from reports of other inspectors might be read, but they would only tell the same tale.

General reform in poor-law administration, therefore, is one of the first steps to be taken before the agricultural labourer will ever be induced to save much.

To bring about the reform required, however, it is not only necessary that the disadvantages of not saving should be increased, but it is also strongly advisable that the advantages of saving should be brought home more forcibly to the agricultural labourer.

* I have given two instances of special encouragements to

* See page 39.

thrift by large employers of labour, but there is in all towns, more especially, perhaps, in the north of England, where building, co-operative, benefit, and insurance societies exist (not to mention savings banks), every facility for the working man to save—and he does save. Again, the allotment system in Cheshire, to which I have referred, provides an inducement for the labourers of that county to save, and the higher wages there obtainable afford an opportunity of which advantage is very generally taken. Once more, in one of the country districts of Lancashire, near the coast, plots of land, about two acres in extent, have been leased, at a small rent, to fishermen and agricultural labourers, upon which they have been encouraged to put up small houses for themselves, with most beneficial results. It is in the midland and southern counties where greater facilities are specially required. One way in which this object might perhaps be attained would be by the introduction of the Cheshire allotment system into these counties. There are, however, two objections to its general adoption. The first is that the labourers for the most part live in villages, and it would be therefore necessary to build many new cottages, and to portion off suitable allotments for the occupants, an expense which, I think, most landlords would reasonably object to incur unless they saw that the advantage would be really appreciated. The second objection is that the habits of the people would require alteration. In Cheshire, Lancashire, and the northern counties the cows are frequently looked after and milked by the women of the house; in the Midlands and the South it is quite the exception for the women to have anything to do with the milch cows. If this second difficulty were surmounted, then the practice prevailing in the coast parish of Lancashire, to which I have drawn attention, might possibly be workable; but in any case it would first be necessary that the labourer should be

placed in a position to save something out of his weekly wages. With this point I now proceed to deal.

There are in nearly all large towns industrial assurance companies that insure working men and others for different amounts, and collect the premiums weekly. Naturally, the expenses of these societies are enormous, so much so that I believe fivepence out of every shilling is swallowed up in this way. Then there are the building societies, by which men can more or less easily purchase their houses, the large co-operative societies, all affording means for the working men to save. But in the country there are none of these things. There are, indeed, a few struggling benefit societies, but these I am sorry to say not infrequently break when most wanted, because as a rule their system of working is an unsound one.

What is wanted in the country is a large assurance society to which members can belong without fear of the society failing. If this society could also undertake the ordinary duties of a benefit society by affording relief in sickness, it would certainly be better, but the possible difficulties of a large society from malingering, &c., are so great that I think it would not be wise to attempt it.* A small society with this object only in view might easily be worked by the association of a few villages. There would then not be the same probability of the society being imposed upon. To be a success such an assurance society must be worked upon purely commercial principles, and whatever steps are taken in this direction should be on the lines of the industrial assurance companies, with a system of collectors. The

* Canon BLACKLEY's suggestion upon this point is the following:—
 "I cannot, myself, but think it best that men should first *sink* small
 "contributions in a good club that *insures* them the receipt of con-
 "tinuous sick pay and pension, and afterwards *deposit* as much as
 "they can for other undefined purposes in savings banks of one sort
 "or another."—*Thrift and Independence*, page 46.

Government have a system of insurance and annuities in connection with the Post Office Savings Bank by which, on the payment of a small sum annually, amounts varying from £5 to £100 can be assured, payable either at the age of 60 or at death. In the same way annuities can be secured by payment of a fixed number of equal sums, the amount of the annuity being in proportion to the amount of the sums paid, and also to the age at which the annuities are to begin. This is extremely good as far as it goes, but how many people in a village have heard of such a thing, and how many villages are there where there is no Post Office Savings Bank through which these insurances can be effected and the annuities bought?

To make the system complete and really effective in our country districts, either the number of Post Office Savings Banks must be increased, or else the village postmen, who frequently have much leisure time upon their hands during the day, must be allowed to act as collectors, receiving a commission, with a view to pushing, as it were, this branch of the Post Office Savings Bank business. If some such scheme as this were adopted, I think that the expenses of working need not be proportionately so great as in the large industrial assurance societies, and that, consequently, better terms might perhaps be offered. But this is not the whole of what I would propose. Much help to thrift might be afforded by the creation of a system under which an annual premium should be paid, commencing (say) at the age of 16 or 17, with the object of ensuring a fixed sum at death, or at the age of (say) 30. Tables could be easily worked out on these lines. This would effect a threefold result. Every young man of the labouring class, I think, hopes sooner or later to marry and have a home of his own. To many of the young the age of 60 is too far away to have any appreciable influence in the matter



of saving, but such an age as 30 is within measurable distance. Accordingly, by the prospect of a nice little sum at that age, or at death, should it happen before, the young man is induced to put by a small sum every week.

This habit of saving grows upon him, and he now puts off any thought of marrying until he has either attained the age of 30 or by other means has saved sufficient to furnish a house, or take a house and allotment, and continue his weekly payments, and when he has once felt the benefit of the nice little sum down, he will be ready to reinsure for the purpose of receiving a fixed sum at death or at a later period of his life, or, possibly, an annuity after a given number of payments.

The threefold object attained would be (1) the formation of thrifty habits, (2) the decrease in the number of improvident marriages, and (3) the advance in the age at which marriages take place.

I am quite aware that I shall be told it is impossible for the agricultural labourer to save on his present wages. Small allotments are now very common in the southerly and midland counties; their produce is a material help to the labouring man, and saves him much every year. With this help, my investigations in several country villages, as well as the "Returns of Expenditure by Working Men," point most conclusively to the fact that it is possible to save, unless indeed the man happens to have a large young family. It is, certainly, quite possible for the average young labourer of 17 or 18 to save, and he is the one who should be most encouraged to do so.

Are there not, however, ways by which the labourer may be encouraged to save by utilising the present machinery, and without waiting for any alteration in the Post Office system? Might not penny banks be established in country districts, under trustworthy and responsible management, in

which the interest on all deposits of over two years date should be calculated at the rate of 4 %? The Post Office Savings Bank grants $2\frac{1}{2}$ % interest. An additional interest, with facilities for deposit, would certainly be appreciated, and would have the tendency to attach the depositor to his native place. Even on so large a sum as £1,000—200 deposits of £5 each—the additional interest to be provided would not be large, and by skilful management would hardly be felt by the trustees.

Again, this habit of thrift, once fully acquired, will bring about many results not at first anticipated. For example, a thrifty man will not be obliged to buy on credit and will consequently get things much cheaper; his wages will go further, he will have more to spend, and he will have more to save.

Whether the scheme for national insurance, proposed by Canon BLACKLEY, can ever be accomplished I should not like to say, but if some such scheme as he suggests could be carried out many of our difficulties would disappear.

Another suggestion I have to make in connection with this subject of thrift and general improvement of the labourer is as follows:—Might not steps be taken to have the more intelligent labourers taught some trade, such as rough carpentering and wheelwright work, so that on wet days, or whenever necessary, the repairs to the farm implements, hurdle-making, &c., might be done by the home staff, and the necessity for employing an outside tradesman obviated? When engaged upon this artisan work the labourer might receive wages on a higher scale; he would thus be encouraged to learn a trade useful on the farm, and would be able to live more comfortably and have greater opportunities for saving.

It must be patent to all who have given any thought to this subject that strong measures must be taken, in the face

of the increasing attractions of the labour in towns and on railways, to keep the agricultural labourer in the country. May it not, then, be a wise thing to look over our neighbour's hedge and see what he is doing—in other words, be prepared, if necessary, to take a leaf out of the town employer's book?

I have already mentioned Mr. G. LIVESSEY's scheme of profit-sharing for the *employés* of the South Metropolitan Gas Company, and, although I make this suggestion with all diffidence in the light of past experience, I would propose that some scheme be devised by which the labourers on a farm may have a direct interest in the result of their work, other than the bare wages they receive? I am fully aware of the objection to this idea, owing to the non-success of most of the ventures started on these lines, but I fail to see why, if properly worked, and given time, agricultural co-operation schemes should not succeed as well as the scheme of the South Metropolitan Gas Company, or the Parisian firm of house painters and decorators originated by LECLAIRE.

Once induce the country labourer to save, and offer him facilities for so doing, and he will begin to reflect that his wages, if smaller than those of his brother in the town, are tolerably certain; that his expenses, in the way of cottage rent, are not nearly so heavy; that his garden and allotment are worth many a pound a year to him, and that the certainty of being able to put by a little week by week is not worth risking for the apparent advantages of the towns.

One great attraction that town life has to the country mind is the varied means of recreation which it affords when the day's work is over; and this brings me to my second suggestion, which time only permits me to briefly touch upon, viz.:—

The Better Provision for Recreation.—If we wish to compete with the town, steps must be taken to provide amusement for the country population, or rather help them to

provide it for themselves. There are many ways in which this may be done—by having a reading room, small entertainments occasionally in the winter evenings, cricket in the summer evenings, &c., &c.

The rural mind does not ask for much, but something must be done to brighten its life in the monotony of work from year end to year end.

One form of recreation—if I may call it so—which is not at all unpopular in many country districts amongst the younger members of the community is *The Night School*. Technical schools now flourish in all our best towns. Why is the oldest industry, that of agriculture, to be neglected?

Time alone must show whether the appeal of Mr. CHAPLIN to the Duke of DEVONSHIRE, as Chancellor of Cambridge University, for help in the cause of agricultural education will effect any improvement, either directly or indirectly, in this matter.

Whether the syllabus of the Science and Art Department is suited to the wants of all our village night schools is open to question, but I do think that much might be done in the way of teaching the scholars more about the every-day operations they see around them. Might they not be taught something of botany, something of horticulture, something of natural history and physiology? If they have tastes in any one of these directions they will soon begin to prosecute inquiries for themselves, and thus provide their own recreation. There may, possibly, be a difficulty about teachers, but school managers will have to harden their hearts and dismiss effete teachers. At training colleges there is now every opportunity for the future schoolmaster to learn the rudiments of such sciences as I have named, and the practice must be adopted of only appointing masters so equipped to village and country schools.

Again, under the Local Taxation Act, 1890, a large sum has been allocated to county councils, and Mr. GOSCHEN

has more than hinted that this sum might very well be spent in "intermediate" education. If county councils employ it usefully for education, they are much more likely to retain their share permanently than if they use it simply in the reduction of rates. Agricultural instruction can be included in the curriculum of a "secondary" or "intermediate" school. There are many ways in which this instruction can be carried out. Help may be given to enable existing schools to provide agricultural teaching; peripatetic instructors may be provided to teach groups of schools, not necessarily purely agricultural subjects, but some such handicraft as I have hinted it would be to the advantage of the agricultural labourer to know; aid may be granted in paying the necessary fees to obtain courses of lectures such as those given by the university extension schemes of the various universities; assistance may be afforded so as to secure at the training colleges for teachers masters thoroughly qualified to teach the sciences connected with agriculture, and scholarships might perhaps be offered to enable such teachers as propose to adopt country schools as their future sphere of work, to learn the practical part of farm work on suitable farms after leaving the training college. In any such scheme it must be borne in mind that agriculture can only expect to receive its fair share in the distribution of favours, and not to monopolise the whole. To tax the whole community for the benefit of one industry is, in my opinion, the great defect in the proposal to establish and maintain by the State a central normal school of agriculture. Many of our most efficient technical schools in towns have been endowed by the munificence of public-spirited citizens. If, then, a normal school of agriculture is to work the wonders its advocates claim for it, should it not be founded and endowed by the large landowners and others who will reap such benefits from it, rather than by the State, or in other words, the general taxpayer?

The Improvement in Cottages is the last suggestion on my list, and one which will follow in due course, for if there is any improvement in the agricultural labourer, such as I have sketched, the improvement in his cottage will be a natural consequence.

That my assertion is based upon experience may be proved by quoting what occurred some forty years ago in Scotland, as narrated in PORTER'S "Progress of the Nation." In speaking of the improvement in the labourers and their condition at Moffat, Dumfriesshire, he says:—"Let anyone now look into the cottages, and he will find them nearly or fully as comfortable as the farmhouses were forty years ago, and let him compare the dress of the cottagers, and their mode of living, with that of the farmers at the above distance of time, and he will find that at present they are not greatly inferior."

Again, the Act* passed last Session, with its sweeping powers for closing all dwelling-houses unfit for human habitation, and for enforcing the necessary measures to be taken to render all dwelling-houses really habitable—to which allusion was made by our PRESIDENT in his Opening Address—must have a tendency to improve the condition of the cottages in the country districts.

Such, then, are some suggestions upon the labour question in relation to agriculture. I am painfully aware that there are many points in this wide subject upon which I have not touched, but my Paper has already exceeded its limits, and this must be my excuse. Agriculture there always will be, and, with it, a demand for agricultural labour. Although the labour-bill of the farm will necessarily be a serious item, the true solution of the difficulty is not to grind the labourer down to starvation wages, but to encourage him, in some such way as I have suggested, to be more self-dependent and independent. His work will then

* Housing of the Working Classes Act, 1890, 53 & 54 Vict., ch. 70.

become more intelligent and more economical; he will discover that the higher wages of towns are not really all gain; he will discover that it is not to his advantage to run after every agitator; he will be able to earn, and the farmer, owing partly to the decrease in the poor-rate, will be able to pay, better wages, and once again will be proved the fact that good wages do not necessarily mean a large labour bill, but that they do almost invariably result in a greater return per acre—the object of all interested in agriculture and the welfare of their country.

Mr. ARTHUR VERNON (Fellow) proposed a vote of thanks to Mr. DICKSON for his Paper. It was matter for congratulation to find among the younger Members a gentleman prepared to devote his attention to the elucidation of a social and economic problem which has baffled the wisdom of the best agricultural guides of the present and of bygone generations. The Paper was, of course, full of subject-matter for discussion, but he hesitated, without proper consideration, to make any comment on it at the present moment.

He did not quite understand how there could be, at the present time, any payment only in kind, because the Truck Act provided not only that every labourer should receive cash payment but even that the payment must be made in some place other than a public-house.

The difficulty felt throughout the country was the scarcity of agricultural labour coupled with a fear for the future supply. It was the case near all the manufacturing centres. He had, however, recently heard with great surprise of an exactly opposite state of things. It appeared that the County Council of Bucks having appointed a committee to consider the question of providing allotments, certain applicants from a place known as Twyford, in North Bucks, attended, and explained that among 300 men they had

35 acres, and wanted more. One or two applicants had one acre each, but were not at all satisfied; and the sad fact came out, that there was not enough work in that parish to keep the people (who were unwilling to remove from the soil on which they were born) in employment during a large part of the year. The great problem of the present day was how to transplant the people of the town back again to the soil. His mind reverted to GOLDSMITH's lines—

“ But a bold peasantry, their country's pride,
When once destroyed, can never be supplied.”

He trusted the discussion might result in showing not only how the peasantry could be retained on the soil at fair wages and under satisfactory conditions, but how the future supply of agricultural labour was to be provided.

MR. E. J. CASTLE, Q.C. (Associate) had much pleasure in seconding the vote of thanks. The author had, perhaps, gone a little wrong about the effect of the Act of ELIZABETH, commonly called the Poor Law Act. The suggestion that it was the poverty of the country at the time and the then condition of the labouring population which necessitated the passing of that Act for the relief of the poor was without foundation. He had himself had the honour of reading a Paper before the Institution some 18 years ago, on the “Origin of Parochial Relief.” He showed in this Paper that ever since the time of RICHARD II. there had been a steadily growing legislation for this purpose—legislation which had passed away from the present Statute book and been forgotten. Even in the reign of Queen ELIZABETH two or three Acts were passed before the celebrated statute of the 43rd year of her reign. This latter measure was only intended to remain in force till the following Session of Parliament, but, owing to circumstances to which he would not stop to refer, this temporary arrangement got gradually hardened into an accepted practice, and in the reign of CHARLES I. the Act was made permanent.

With regard to insurance, the Statute of ELIZABETH was passed especially for the purpose. It was to provide for the sick and helpless, to give work to those who could not find work, and even to find materials for setting the people to work. The actual words were:—"And also to raise, weekly "or otherwise, a convenient stock of flax, hemp, "wool, thread, iron, and other wares and stuff, to set the "poor to work." The Act also authorised grants of money towards the necessities of the widowed, of the impotent, old, and blind.

The theory was that a man was entitled to work; that work was his right for the purpose of enabling him to secure a share in the general wealth of mankind. If a man could not work there was nothing left for him to do but to steal or to beg. They would not allow begging, and they had a very sharp remedy for stealing. This theory of the right to work was the origin of the workhouse (union was a modern term) where people were supposed to be taken in to work.

He visited the Highlands of Scotland early this year, and observed cottage after cottage tenantless and in ruins, farms thrown together and the country denuded of a large proportion of its former population. How this population could be replaced, this discussion would perhaps help to show.

Mr. R. EVE (Bedford) desired to offer a few observations on two points to which Mr. DICKSON had alluded. Mr. DICKSON had suggested three or four remedies, but omitted to include among them (although he alluded to the question) the subject of allotments. He (Mr. EVE) was one of those who felt, as the result of considerable experience, that in order to attach the labourer to his village and keep him there (a matter of the greatest importance to the agricultural interest), he must have reasons given him for preferring his particular locality, by the provision of special means of applying his leisure and improving his material condition.

He knew of a case in Bedfordshire very similar to that mentioned by Mr. VERNON. In this case the agricultural labourers came to him, as agent for the estate, and asked him to provide them with land. The soil of the parish was far from good, and he therefore hesitated, thinking it would not be for their benefit; but the men urged it so much that he represented their wish to his employer. A meeting was held, when the men so thoroughly impressed him with the importance of having this land that his client assented, and some 150 or 200 acres were laid out in plots of from one to five acres. This had been going on for three or four years, and at a recent meeting having asked the farmers present their opinion about the allotments, they unanimously agreed that they had been of very great advantage to the parish. He had already found out from the labourers that they highly approved of the plan and that they liked the land, and he observed that they were cultivating it in a very satisfactory manner. It had been represented to him by the labourers that the farmers in their present condition, when their profits were so small (if indeed there were any profits at all) could not employ them continuously as they used to do, or in sufficient numbers, and that if there was not something done for them in the way of letting them have land, they must leave the place. He need hardly say they were all most anxious that they should not leave, for anything more deplorable in appearance than an estate which had empty cottages he had not been able to discover.

With regard to his other point, friendly societies,—no doubt, if—and that was a very important word in this case—the agricultural labourers could all be induced to join a good friendly society, it would be manifestly to their advantage, and not only to their advantage, but to that of all with whom they were connected. But he knew, and it was not a mere matter of argument, that it was utterly impossible for these agricultural labourers, after attaining

the age of thirty, to join a society which could possibly be solvent. In the country parish in which he formerly lived there was just such a society as Mr. DICKSON had suggested. They had their tables properly drawn out by an actuary, and the young men of the age of seventeen and eighteen years, or, indeed, up to twenty, could very well belong to it; but when the man had got beyond that age the scale of payment to ensure relief in sickness and even the smallest relief in old age and a small sum at death, was more than he could compass out of his wages.

To show what he meant. At that time there were a few philanthropic gentlemen in the neighbourhood who thought these clubs, which were failing all around them, should be, if possible, resuscitated, and the idea seemed very practicable, that some of these gentlemen should put their hands into their pockets and provide the money to put them on a good footing. He got the particulars of about twenty-four clubs in the neighbourhood, and had calculations made as to the sum that would be necessary for the purpose. It approached £40,000.

This showed that it was impossible for these agricultural labourers, when they got beyond a certain age, to provide these institutions for themselves. It could not be done for the old people—he was afraid they must go their own ways; but whether there should be some plan by which young persons should be compelled to provide against want and old age, he must leave to wiser heads to determine.

The vote of thanks was put and carried unanimously, and, on the motion of Mr. D. WATNEY, the discussion was then adjourned to the next Meeting.

AT

THE ORDINARY GENERAL MEETING

Held on Monday, December 8th, 1890.

MR. DANIEL WATNEY (VICE-PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read at the last Meeting by Mr. T. A. DICKSON (Fellow), entitled "The Labour Question as regards Agriculture," was resumed by

Mr. JOHN SHAW (Fellow), who said he had great pleasure in re-opening the discussion, and in expressing his thanks to Mr. DICKSON for the Paper, which dealt with an agricultural question of very great importance and interest.

Before the passing of the Poor Law, and perhaps for some time after, the old system of out-door relief was certainly very unsatisfactory. He had in his possession an old book dealing with the relief of paupers, extending over a considerable period, and could himself remember, though then only a boy, the "houserow system," as it was called, which was once very general in the country. With the details of that system most of the Members present were, no doubt, acquainted. Under it, if an able-bodied man wanted employment or relief he went to the overseer, and was ordered to do so many days' work in proportion to the family he had to maintain. As might be imagined, he did no more work than he could help, and he (Mr. SHAW) could remember when the terms "an idle man" and "a houserow man" were popularly held to be synonymous. Relief was in those days given in various ways—sometimes in kind, sometimes in the form of food and clothing, or other

necessaries; and very frequently a "Parish House," as it was then called, was provided for the occupation of the labourer.

The system was certainly very vicious, and had, no doubt, a good deal to do with the condition of agricultural labour at that time, but he did not think that the administration of the present Poor Law influenced to any great extent the labourer's present position. He believed that the Poor Law Acts had, as a rule, been extremely well administered.

The difficulties of the labour question arose about the year 1865, when there was a great demand for labour for railways and other public works. Wages became very high indeed, and when a few years after—about 20 years ago—the farmer began to find profits decreasing, he had great difficulty in obtaining men to work, unless he paid very high wages for a very bad quality of labour. As far as his observations went, the state of things had been improving until two or three years ago, when fresh difficulties arose, which he trusted might soon pass away. He thought, considering all things, the position of the agricultural labourer at the present time would contrast unfavourably with the position of labourers in the towns.

At the same time, he thought a good deal might be done on some such lines as Mr. DICKSON had laid down in his Paper. Much was, indeed, even now being done in country districts, but much still remained to be accomplished. On large estates great improvements had been made during the last 20 years in the design and construction, and particularly in the position, of cottages, which last was a great point so far as the labourer was concerned. He remembered the time when men had to walk two and three miles to and from their daily work, which was a great drawback to their usefulness.

Then in many places allotments, penny banks, village libraries, and reading rooms, and other improvements had been introduced for the benefit, not only of the labourer, but of his wife and family. It was well, therefore, in considering this question, to bear in mind what had been already done, and what was being done at the present time.

In his Paper Mr. DICKSON asked, "How is the condition of the agricultural labourer (more especially in the midland and southern counties) to be improved? How is the migration of all that is best from the country districts to be checked?" and proceeded to recommend, in the first place, thrift; but, while agreeing as to the importance of thrift, he (Mr. SHAW) failed to see that "one of the first steps to be taken towards this end was a further reform in the way in which outdoor relief is generally administered."

Mr. DICKSON's table of the Bradfield Union gave for the year 1871 as many as 999 indoor paupers and 259 outdoor paupers, or about four times as many indoor as outdoor. But in 1888 there were 42 indoor paupers and 100 outdoor paupers—more than double the number of the latter as compared with the former. Looking at the table with regard to the diminution in the number of outdoor paupers (which, he believed, was Mr. DICKSON's point), it would seem that there must have been, in the case of the Bradfield Union, something very extraordinary to account for the great number of paupers in 1871 and the comparatively very small total in 1888.

Then Mr. DICKSON recommended a large insurance company, which, however, did not seem to him (Mr. SHAW) a solution of the question. There were already in the Post Office Savings Bank and in penny banks a very much larger number of depositors in rural districts than was generally supposed. Penny banks were a most useful institution for labouring men and their wives, and he

thought that, to them, a means of saving from time to time, without compulsory periodical payments, was much more advantageous than their being compelled to contribute to an insurance society or land society, at bad as well as good times of the year, or under circumstances in which it would be difficult for the labourer to find the money to make his contributions.

One point in Mr. DICKSON's Paper he certainly endorsed. At page 51 he said :—"Another suggestion I have to make "in connection with this subject of thrift and general improvement of the labourer is as follows:—Might not steps "be taken to have the more intelligent labourers taught "some trade, such as rough carpentering and wheelwright "work, so that on wet days, or whenever necessary, the "repairs to the farm implements, hurdle-making, &c., might "be done by the home staff, and the necessity for employing "an outside tradesman obviated?"

He thought one of the greatest improvements that could be made would be in the direction of some such system—whether it be called technical education or not—whereby the men could be taught to practise useful arts and to intelligently understand the ordinary work of a farm. Everyone knew the difficulty at the present moment of getting men who could do a good day's work. He himself had a few cottages still to be thatched, and he had the greatest trouble to get men to thatch them properly, and it was equally difficult to get other somewhat special farm work done. The migration of labourers to the towns a few years ago had taken away a good deal of the instruction that used to be freely given to young men; and he thought if Mr. DICKSON's suggestion could be carried out much good would certainly result.

One great attraction of town work, as compared with that in the country, was the shorter hours, and another, the

Saturday half-holiday. The latter, he knew, was a very sore point with the farm-labourer, who had to work on till four or five o'clock on a Saturday evening, and if something could be done to meet this objection to rural labour he thought it would be a great improvement.

Then, Mr. DICKSON spoke of the improvement of cottages. Much had been done in that direction during the last thirty years, but there was a good deal still left to be done. Good cottages, with good gardens, had often, as he knew by his own experience, been the means of making a great change not only in the condition of the agricultural labourers but also in that of their wives, and, in discussing this question, it must not be forgotten how important a factor a good wife was to the labouring man's success. If something could be done to really improve the condition of the wife and children, there would be a much better hope for the thrift and prosperity of the man himself.

Allotments were now very general in many districts, and a great many small holdings were really a very great boon to the labourers. Where allotments were required, they should, if possible, be granted, and he believed most large landowners would be very glad to help the labourer in this direction.

Railways and cheap newspapers and publications had of late years very much changed the state of things in the country districts, whose inhabitants were now almost as much alive to the progress of events as the dwellers in towns. There had, undoubtedly, been a great tendency for labourers to go from the country to the towns, but he did not know whether they were now doing so to the same extent as formerly.

Much had been done for the agricultural labourer, but much remained to be done in the way of sympathy and greater consideration on the part of employers. He thought

that by the means indicated the position of the agricultural labourer would be improved, and "the migration of all that was best from the country" checked.

Mr. E. RYDE (Past President) said that he should be sorry to let the present opportunity pass without expressing his thanks to the author of the Paper for writing it. He thought that this was the kind of Paper which the Institution ought to discuss. Of course it would have been impossible to write a Paper of this sort without referring to the early history of the agricultural labourer; but for any practical purposes at the present time what was done five or six hundred years ago was not of much assistance. In contrasting the position of the labourer in primitive times with his present position we should take into consideration the surrounding circumstances in which the former lived, the house which he inhabited, the roads by which he obtained access to his residence, the furniture upon which he used to sleep, his food, and all such things, and the contrast which we should thus draw would discover no comparison between the two.

When they spoke of the labourer of the present time he thought they should carry their recollection back some fifteen or twenty years, because that was, perhaps, the time when the agricultural labourer in this country was best off.

He noticed that, in the Paper, a comparison was made by Mr. DICKSON between the rates of weekly wages and the prices of certain articles of consumption. On pages 32 and 33, for example, the price of "Three-quarters of wheat is said "to be 12s. 2d." It was easy enough to reckon how many loaves of bread three quarters of wheat would make, but in comparing the agricultural labourer's weekly wages with the farmer's prices for three quarters of wheat they were not

comparing like things. The labourer, in all probability, bought his bread ready-made. There was therefore a profit to the baker to be added. The baker bought his flour from a miller, and there was therefore a profit to the miller to be added. These profits stood between the farmer's price for his wheat and the price which the labourer paid for his bread. Then, there was the unfortunate loss made by the labourer getting occasionally into debt and not paying ready-money for his bread.

On page 35, Mr. DICKSON said that, "notwithstanding "solid and substantial improvement, the advance made in "the condition of the agricultural labourer does not seem "to have kept pace with the general progress." Now, he (Mr. RYDE) took exception to that. He thought that the advance in the condition of the agricultural labourer all round had been quite in accord with the prosperity of any other class connected with agriculture. It could not be said that landowners' prospects had much improved. Farmers' prospects certainly had not much improved; but the labourer had had his wages; and he really was, after all, the only man who was paid in full for the services he rendered. He did not believe that the farmer had been paid in full for the capital and skill which he had provided, and he was sure that the landowner had not been. Therefore he was not prepared to agree with the statement that the labourer had not been adequately advanced.

That the labourer in past times had not been very well educated was, no doubt, the fact, and that the labourer of the future would be a more educated man was also a thing beyond doubt. The board schools and voluntary schools, scattered all over the country, were providing for the whole of the population, and the advance in intelligence which had taken place in the agricultural population during the

last fifteen years had been, at least in the districts with which he was familiar, very marked indeed. The cottages had been largely improved, and the rate of wages did not afford much to be complained of in the labourers' interest. He would only deal with his own county, and the parish in which he lived.

It was said in the Paper that in the southern counties and the midlands, a certain amount of wages prevailed. A foreman was credited with 25s. a week, a house and garden. Well, that was what some foremen got in Surrey, but others got, in addition, the run of the potato and carrot fields, while most of them would get all their milk.

Such men, so paid, working and living in healthy surroundings, were he thought better off than mechanics and factory operators working in towns.

The wages of a carter was given as 14s. to 16s., with cottage and garden. His (Mr. RYDE's) carters got 18s. a week, out of which 2s. were deducted for cottage rent, but that was not the whole of the wage. In haymaking and harvest time those men all had fourpence an hour for what was called overtime. In that way, they often made, in the summer months, 1s. a day extra. Since the passing of the Truck Act, the men have 9d. a day in lieu of beer during harvesting and haymaking, and those who did not spend it all in beer, put the rest into their pockets.

A cowman was put in the Paper at 14s. to 16s. a week. His (Mr. RYDE's) head-cowman got 22s. a week all the year round, out of which 2s. was charged for his cottage; but never had extra payment for overtime, even for sitting up all night with a cow calving. His ordinary labourers got from 18s. down to 15s., with 4d. an hour overtime, and 9d. a day for beer money in haymaking and harvest, and as soon as the wheat hoeing and barley hoeing commenced they did all that work by the acre, and earned certainly half

as much again as day wages. The mangold hoeing was done in the same way. When they came to cutting corn, they were all paid by the acre. Those things placed the agricultural labourer, on a well-constituted farm, in an extremely favourable position, he thought, when compared with the town artisan. But what had spoilt the agricultural labourer a good deal had been the interference of agitators who had poisoned the minds of the men and had set class against class to such an extent that the good feeling that existed some fifteen years ago was, to a large extent, knocked down, and employers who used to act liberally towards their men and pay them their wages in wet weather as well as fine, now say, "These men take every advantage of us, and we will not pay them 6*d.* more than they earn." That had done a good deal of harm in the agricultural districts of the country. He was afraid when he first heard of this Paper that a suggestion would be made that Parliament should be asked to endeavour to effect a cure by legislation. The evil was not to be cured by Act of Parliament, but it could be cured to a great extent by patience on the part of those who took an interest in their labourers, by continuing to employ them and to look after them as they used to do, and in the long run, when the men found that they were well treated, the former contentment might return, and then the agitators might all go and look after their own affairs, and return to work instead of agitating!

He thought that the School Boards had conferred much benefit on the agricultural labourer.

There were several things which one would like to see carried out by School Boards which had not been carried out, while other things which had been carried out had better have been left alone.

It was said at a ploughing-match dinner by one of the judges that, "in the course of a very few years, owing to

“the School Board at Woking, there will be no plough-boys to be had because the boys will be all educated.” He remembered replying to that statement that he (Mr. RYDE) would rather have an educated ploughboy than an uneducated one. That same judge of ploughing, seven or eight years afterwards, in returning thanks for the judges, at the same annual dinner, said, “What struck me most was “the *quality* of the ploughing of the boys; it beat anything I “have ever seen.” He (Mr. RYDE) reminded him then that they were educated ploughboys.

Mr. DICKSON had suggested that means should be provided to encourage the agricultural labourer to be thrifty. What was there to prevent a man so disposed from being thrifty now. He had, at any rate, the Post Office Savings Bank. He (Mr. RYDE) thought perhaps that might be a little improved and made more attractive if the Government offered a little higher interest than they now do, and if they abolished the regulation of not allowing interest on a fractional part of a pound.

But there were other ways of exercising thrift. He had had no experience, but he understood that at the Bank of England anybody might purchase a small amount of Consols, the interest on which would, at the request of the owner of the stock, be reinvested every quarter-day, and be allowed to accumulate, increment upon increment, at compound interest, without trouble.

As to benefit societies, nothing was wanted in that direction. The Foresters and Odd Fellows, were two well-established institutions, into which any agricultural labourer could pay and secure a weekly allowance.

The subject of this Paper was one in which he had taken a large interest all his life. Whenever he had seen a working-man trying, by industry, integrity, and thrift to

help himself, he (Mr. RYDE) had always helped him as far as it lay in his power to do it.

He should say a little about agricultural depression. In the old days, when a farmer could look ahead, with a reasonable prospect of stopping on a farm, he took a greater interest in his labourers than he could do now, when he did not see such a reasonable prospect. Men so placed were not apt to attempt to make old servants. They employed men just while they wanted them, and let them go as soon as they were done with. He (Mr. RYDE) had men in his employ who had been with him for years, and they would be very sorry some of them, he was sure, to leave him, and he should also be very sorry for them to leave. Those were the class of men to be desired; but while agriculture remained in its present state the agricultural labourer would be deprived of that assistance which he used to have.

Mr. J. LOOKER (Fellow) thought that Mr. DICKSON's excellent Paper had in it many points of very general interest, and dealt very thoroughly with what was to all surveyors a matter of great importance.

In the course of his remarks at the last Meeting, Mr. VERNON had quoted the words,

“ But the bold peasantry, their country's pride,
When once destroyed, can never be supplied.”

He found that these words, from one of the most beautiful pastoral poems in the English language, were always quoted rather against the agricultural interest, as showing that the agricultural labourer was not what he used to be in comparison with his neighbours; but in the lines immediately preceding these the poet said,

“ Time was, ere England's grief began,
When every rood of ground maintained its man.”

And in this lay the gist of the whole matter, for, as far as he could see, the griefs of the agricultural labourer originated from the very fact that every rood of land did not maintain its man. The agricultural labourer was not getting large wages because there was not a large profit to be got out of the land which was worked.

A previous speaker had referred to the Act of ELIZABETH, which started the system of the Poor Law. This Act was, no doubt, a very good one when it was passed, and with reference to the time, and the then existing circumstances; but he felt at the present time rather aggrieved by that Act of ELIZABETH, for he thought it assumed in those days what seemed to be always assumed now, that land was the most convenient thing in the world to put the burden of taxation upon.

To give an illustration of how the Act of ELIZABETH had worked, more particularly with regard to the Education Act, he would take the case of four brothers each with £20,000 capital, which they invest in various ways. One bought a farm, and stocked it, while another put his capital in a bank, the third in a mill, and the other in the Funds. Now, speaking generally, the man who put his £20,000 in land, and worked it for the benefit of the community, would be called upon to pay considerably more for the education of the neighbouring labourers than either of his brothers. He was assessed to the poor-rate on his gross estimated rental, while his brother, whose money was in the Funds, lived the life of a gentleman, and contributed towards the cost of public education only in respect of the assessment of the house in which he lived. In the same proportion the police rate, the maintenance of pauper lunatics, the sanitary rates, and all local taxes, fell much more heavily upon the man who invested in land than on either of the others who, although making much

larger profits, did not contribute to anything like the same extent.

He thought that Mr. DICKSON had made one very strong point in laying down the proposition that the working of the Poor Law, if more efficiently carried out, would reduce pauperism. With that he fully agreed, for his own experience told him that where the Poor Law was thoroughly and properly administered, there the labourer had been taught self-reliance and dependence on his own resources, and had not thrown himself on the rates without occasion.

The position of the labourer in the country had been very fairly compared by Mr. RYDE with that of the labourer in towns, and it was certainly true that the surroundings of the rural labourer, and his wages (especially the wages that Mr. RYDE was able to pay him) would compare most favourably with those of the artisan, who was often confined amid unhealthy surroundings and almost without the means of existence, except for the weekly money he earned. It was not, of course, the amount of wages the man received which made him prosperous, but the amount of goods that those wages would purchase, and he could hardly endorse Mr. RYDE's remark that some twenty years ago the agricultural labourer was better off than now, for, though wages were not so high now as they were twenty years ago, the purchasing power of those wages placed the agricultural labourer to-day in a better position, or certainly in as good a position as ever.

Some of the causes of the poverty which existed in rural districts were given by Mr. DICKSON. One was the prevalence of early and improvident marriages, which were, without doubt, a very great source of trouble and of burden to the ratepayers; but this was one evil for which he confessed he could not see the remedy. Allusion had been made to the great importance to the labouring man of a

good wife. He cordially endorsed that, but regretted that this was a point on which he had never been able to help his unfortunate agricultural brethren.

With regard to thrift, he thought that the great discouragement to the agricultural labourer lay in the fact of his not having a reliable club in which to invest his savings. His own experience on a board of guardians was that to the first question put to a labourer seeking relief, "Do you belong to a club?" the almost invariable answer was, "I did, sir, but it is broken up." What the labourer wanted was some substantial club in which he could with confidence place his small savings, and not only provide against sickness, but also against old age. This was not an easy thing to accomplish, but Canon BLACKLEY's scheme, which he believed was a compulsory one, gave some idea of how it could be done. He (Mr. LOOKER) was not one of those who for a moment considered it wise or even possible to compel all men to put by a certain sum of money. But he thought that what was wanted was State-aided encouragement to thrift, somewhat on the lines laid down by Canon BLACKLEY. He himself, as a taxpayer and ratepayer, would gladly contribute to any national scheme which would really enable the agricultural, or any other, labourer to invest his savings, and to feel quite certain that he would receive benefit from them, and that, say, at the age of 60 he would receive 8s. a week, or in sickness, say, 10s. or 12s. a week. Some subsidy from the Imperial Exchequer would be, of course, necessary, but he thought the money would be well expended on some such national insurance, and the ratepayers would be recouped in after-years by the decrease in the poor-rates. He did not go so far as to say that it would effectually wipe out pauperism, for the poor we always had with us, and there would always be a certain proportion of the population who would want help, and who must be

helped, but he thought that such a scheme would go far towards providing machinery whereby they could help themselves.

The need of recreation in country parishes was also referred to by Mr. DICKSON, and this, he thought, was one of the matters which had been somewhat overlooked. Young people, undoubtedly, should be attracted to the country, and kept in the country; but it was impossible to induce a young man to spend his life in a village unless he could find there some means of amusement.

With regard to allotments, they were, no doubt, extremely useful in the country, and a great boon to the labouring man, provided each was not of greater extent than, say, half an acre. He believed that any larger allotments did a positive injury by taking the labourer away from his constant employment, and inducing him, perhaps, to attempt to grow corn where it was impossible to do so at a profit. A man did not live on his allotment, but on the profit of it. That fact was sometimes forgotten. If the farmer with all his appliances could not get a profit from corn at the present low rates, it was impossible for the labourer to do so without those appliances.

He knew that some persons looked upon the employers of country labour rather as oppressors, and said, "Why do you grind men in this way? How can a man live, with seven or eight children, on 11s. a week?" He was very sorry that they had to live on such low wages, but it was not the fault of the employer of labour that wages were low. He, in the exercise of his calling, must rely on the first principle of commercial success, and that was, to buy labour in the cheapest market he could, and if there was a sufficient supply to give him labourers at 12s. a week, he would only invite commercial disaster if he gave 14s.

It had been said that employers must show more sym-

pathy, and help their labourers to the extent of their power. This was very good advice to those who were able to help their poorer neighbours ; but the fact must not be lost sight of that in some districts (perhaps not in districts where land was in good cultivation) the employers were themselves only just above the labouring classes, and could not be expected to render much help or give high wages for the cultivation of the soil. They were struggling against poverty almost as great as that of the agricultural labourer himself, and could, naturally, see no reason for putting their hands in their pockets and give money which they could not afford, for the benefit of the agricultural labourer.

It was very desirable that those landowners and employers who were in a position to help the labourers should by every means be encouraged to extend to them that sympathy which would be, in the end, thoroughly repaid to them ; but for the reasons he had named it was in many cases out of the power of employers to render any substantial help.

He did not quite agree with Mr. DICKSON that the agricultural labourer should be taught a trade—carpentering or engineering, or something of a kindred nature—in his spare moments. He thought with Mr. RYDE that an educated labourer was much better than an uneducated one ; but, although he was called upon to pay for the education of the labourer, and he cheerfully did it to a certain extent, he did not see why the ratepayers should be expected to furnish such an education as in many cases they could not afford for their own children. The more a man knew, the better, but there must be a limit when somebody else was asked to pay.

Mr. WILLIS BUND (Associate) said that the question so ably dealt with in Mr. DICKSON's Paper involved one

of the most difficult problems that had now to be solved, and any suggestions on the point from a practical body like The Surveyors' Institution would certainly be entitled to respect.

Mr. DICKSON's Paper divided the question into, first, the historical part, and secondly, the practical part. He (Mr. BUND) could not but think that in the historical part of the Paper Mr. DICKSON had left out of consideration various matters which greatly affected the history of the agricultural labourer. Mr. DICKSON had taken a great many of his views—he asked pardon for saying so—from that light whose loss all must deplore, namely, Professor THOROLD ROGERS, and, if he might say so, had allowed his opinions to be rather *filtered* through Professor THOROLD ROGERS.

He did not think with Mr. DICKSON that the Black Death, whatever results it had at the time, had any great bearing on the subject now. He thought, moreover, that one or two causes were overlooked which had had a considerable effect—first, those wars which lasted so long after the time of EDWARD III., in which the country suffered so much and sustained so great a loss of population and of the old land-owners, so that after the battle of Towton a Norman baron was said to be as scarce in England as a wolf. He was also surprised to find that Mr. DICKSON omitted another almost social revolution which had a great effect on the agricultural labourer, viz., the dissolution of the monasteries—whether for good or evil it was not for him then to argue.

Another cause which had been tending for the last 150 years to change the whole face of the country was the large inclosure of lands, which had quite upset the old agricultural system, and had produced a new system which many thought a failure. The repeal of the Corn Laws also, although, in the first place, a decided benefit to the agricultural labourer, by cheapening the price of bread and raising wages, had

resulted, when agricultural depression succeeded, in wages being again lowered. Any advantage the labourer got he almost lost for the reason that his employer, however desirous he might be to help, had not now the money with which to do so.

Then, as to the practical part of the Paper he found himself at issue with Mr. RYDE. He thought a great deal of the scarcity and of the bad quality of labour at the present day was owing to the Education Act.

In many cases the school boards were controlled, not by employers of labour, or landowners who might be expected to know the real wants of the population, but by local busy-bodies who contributed very little to the rates, and knew almost nothing about the practical side of education.

The Board schoolmasters taught that work on a farm was rather a disgrace than otherwise, and all the best boys went as clerks and into the towns. He agreed with Mr. RYDE that an educated ploughboy was better than an uneducated one; but the result of the Education Act had been that schoolmasters passed their boys in high standards, but taught them nothing practical. The Act had certainly increased intelligence, but it had not increased the prosperity or the well-being of the agricultural community; and until the idea was abandoned that there was any disgrace in farm labour, or that a boy would not be in as good a position as an intelligent farm labourer as if he were an intelligent mechanic, he believed the dearth of really good labour would continue. Employers were now paying wages for refuse labour, where formerly they paid only for the best. Again, in the present day (particularly on farms near towns) many casual labourers were employed, being frequently men who had just served their time in the army, and from whom it was a most exceptional thing to get a good day's work.

Later on in his Paper Mr. DICKSON referred to post office-

and penny banks, which were no doubt admirable institutions, but which lacked the element of attraction which so endeared the old clubs to the labourer. These, at all events, once a year gave him a dinner, and afforded him the opportunity of walking about decked in all his finery. Illogical as it might seem, the rural mind preferred these attractions to all the advantages of the Post Office Savings Bank, from which he would certainly never get a dinner, or indeed any inducement except the very prosaic one of a good balance. It was this combination of thrift with recreation that made the old clubs so popular, unsound as their foundation and management were. He himself had belonged to one or two of them, and had found them so invariably failures that had he joined a burial club managed on the same lines, he should quite expect it to fail just as he was going to die. Yet, rotten as they were, he felt that the agricultural labourer would never be induced to save or learn habits of thrift unless it were by means of some organisation on the lines of the old clubs.

To the question "why is there no thrift?" he would answer that the whole teaching of the present day was against saving. The labourer was taught now that everything was to be done for him at the expense of the rates. Why, then, should he save?

He was afraid that the new scheme of technical education which was now so much spoken of would only make worse matters which the School Board had already made bad. Many children would be taught a number of different sciences, and be made superficially learned; but would opportunity be afforded those children of becoming better citizens, or better men and women, or would they be taught to do a better day's work? Would the country be better for all this? He thought not. He had in his mind words spoken by HOMER over two thousand years ago, and which

seemed to him a true description of the over-educated agricultural labourers. In Lord SHERBROOKE's translation they ran—

“ He could not sow nor reap,
He was not wise at all ;
For tho' full many arts he knew,
He badly knew them all ! ”

Mr. JAMES MARTIN (Fellow) said he did not think it could be questioned that the towns were absorbing the rural population, and that good labourers were gradually becoming scarcer.

What it was harder to agree about was what steps could or should be taken to stop the evil.

In his opinion the cause was not the varied means for recreation or greater facilities for saving afforded by the towns, as suggested by Mr. DICKSON, but the temptation of a higher weekly wage. The labourer knew as well as one could tell him that rents were higher and living dearer in towns, and that if there were greater facilities for saving there were also greater facilities for spending ; but what he was not able to do was to understand that he was well off where he was.

Mr. DICKSON had said the labourer, when not overburdened with a large family, was able to save, and he was quite satisfied that there were very few of the good men who improved their positions by migrating to towns. But how to bring this home to the mind of the average labourer he was at a loss to say.

He had had great experience in the employment of labour in a number of counties, and, whilst it was quite true that the scale of payment was the lowest in the south of England, it was in his opinion equally true that there one got less value in money ; and he had noticed also in Oxfordshire that the labourers did not care sufficiently for piece-work, and in harvest time thought they ought not to work longer

than ordinarily ; whereas in Lincolnshire they tried hard to earn as much money as they could during the short time harvest lasted.

There was another marked difference between the labourers in the North and South. The former knew the value of a good fat pig in the sty at Christmas time, and the latter preferred drinking beer to raising bacon ! He believed the compensation clauses of the last Licensing Bill would have caused more temperance amongst the south-country labourers than anything else, as there were so many more small public-houses in the rural districts of the South than there were in the North. Half of those in the South should be abolished.

He quite admitted that outdoor relief put a premium on idleness and improvidence. In the union including the district in which he lived, the guardians had for a long time made it a rule never to give relief of this kind to an able-bodied man, and now they rarely had an application, and a labourer that could work and would work was never out of employment.

He observed that Mr. DICKSON, in suggesting the steps that should be taken to check the migration to the towns, put the improvement of cottages last, and remarked that this would follow the improvement of the labourer as a natural consequence. This to his (Mr. MARTIN's) mind looked like "putting the cart before the horse !" The first thing he would do in order to fix the labourer on the land would be to provide him with a good cottage and a large garden.

To the small tradesman or artisan it was a form of recreation to walk half a mile, or a mile, and work on an allotment after leaving his shop, but it was no recreation to a labourer who had been doing the same kind of work all day. But give him a good garden close to his door and he will delight in working in it, and, apart from politics, very little would be heard from him about allotments.

He lived in a parish where they had 40 allotments for a century, and had often had difficulty in keeping them occupied because there were several houses with good gardens to them; and on the Manor of Withcall, containing 2,500 acres, which he had farmed for the owner during the past four years, and where there were 36 cottages, all with good gardens, there had not been a single application for an allotment.

In addition to good cottages and gardens, he was, as Mr. DIXON was, much in favour of benefit clubs for sickness and death, when founded on sound financial bases, and properly managed. They had two of this kind in their village, viz., the Oddfellows and Foresters, that were self-supporting excepting that the farmers in the neighbourhood annually subscribed to the funds. They both had a nice sum of money invested, and were in a flourishing state.

Mr. C. W. GRAY, M.P. (Visitor), said that the subject of the Paper, the position of the agricultural labourer, should, he thought, be looked at from two points of view, namely, that of the labourers themselves, and that of the farmers. From the labourers' point of view, speaking of those who were living in the eastern counties, he should say that if they had been present their envy would have been excited by the description of the state of things in Surrey! He was very glad there were parts of the country where the prospects of labour looked so rosy; but he was sorry to say that in the greater part of the eastern counties a very different state of things obtained. There, labourers were getting a nominal 10s. or 12s. a week.

He admitted that they got many perquisites during the year in the way of piece-work, hay-making, harvesting, and so on; but, at the same time, he did not think that, taking the wages of the eastern counties generally, the labourers

were in such a condition as to lead one to expect them, under present circumstances, to put by very much against the time of sickness or old age. He wished very much it were otherwise. Though he was a farmer losing money, he could not but wish, as everyone wished, that agriculturists in the eastern counties were in a position to pay their men higher wages. He supposed everyone would admit that there was only one true principle in wage-paying, whether in agriculture, or in some great industrial or manufacturing pursuit, namely, that when trade was prosperous, and the profits of the employer of labour were rolling in faster and faster, he naturally looked about him and wanted more men. Under these circumstances the men were able to ask, and were almost certain to obtain, increased wages, and he sincerely wished that farms in the eastern counties more nearly approached that state of things. He wished that the profits on farming, when conducted in a business-like way, were such as to increase the payment for labour.

He was sure that labourers' wages would rise when corn-growing paid, but he would say without hesitation that, at any rate on the cold clay lands of Essex, they would not rise to any appreciable extent under present conditions—to put it plainly, at the present price of corn. It was a sad state of things, but there were villages which were becoming almost depopulated because the farmers found that, although rents had been brought down to a very low point indeed, yet, even under those circumstances of low rents, it was impossible to work heavy clay lands to advantage. They were good corn-growing lands, but were so expensive to farm that, at the present price of corn, there was no margin of profit. It would not be wise on his part to suggest any remedy in the way of trying to raise the price of corn, for that matter was not directly relevant, perhaps, to the subject under discussion, but was one which

could only be settled by the working classes of England themselves.

A previous speaker had said that there was great inequality in the proportion which personal property and landed property contributed to the local rates. With that he most entirely agreed. He thought it very unfair indeed that, if a man happened to have one of those fortunate sorts of business which could be conducted in a very small building—where perhaps he was turning over many thousands a year and making a good profit—he should got off almost scot-free as to local rating and the expense of keeping up a variety of matters in the country, from which he, undoubtedly, got a great deal of benefit, while his struggling neighbour, who, from no fault of his own, had a farm from which, even at the lowest possible rent, he could not get a profit, contributed to the local rates an annual sum perhaps ten times as large. Those were matters to which he thought the attention of Parliament might be legitimately and usefully directed.

He would not go into the question of tithe; but, as various matters bearing to a certain extent on the question of profit had been mentioned, he just alluded to it, in passing, as having an important influence on agricultural prosperity. It was, undoubtedly, the fact that, on many farms in the eastern counties, the tithe rent-charge represented, practically speaking, the only income derived from them for many years past. He was sure that it was never the intention of those who framed the Commutation Act of 1836 that tithes should represent so large a proportion of the income derived from certain farms as at the present moment was the case. He was sure that everyone present, whatever his political views, must take a real interest in the welfare of the agricultural labourer, and share in the hope that the future, at any rate, might have in store for him a general improve-

ment in his condition. Not in Essex, nor in any other part of England, could the labourer's condition be materially or permanently ameliorated unless the employer's business was more prosperous than at present, and in this, he believed, lay the secret of the whole question.

Mr. DICKSON, in reply, said at that late hour it was impossible for him to attempt to answer, he would not say the objections, but all the remarks that had, with such courtesy, been made upon his Paper. He would only touch what seemed to be the salient points in the discussion. First of all, with regard to Mr. SHAW's remarks, that gentleman did not agree that the administration of the Poor Law had anything at all to do with the present condition of the agricultural labourer. He also understood Mr. SHAW to state that in the district where he lived (the county of Derby) the Poor Law was administered in an efficient and proper manner. He only wished it were the same all over the country, but if any gentleman present would refer to the last Report of the Local Government Board, published some two months' ago, and read the reports therein of the different Poor Law inspectors for the whole country he would find that nearly all told the same tale. They all complained about the way in which the Poor Law was administered, that more outdoor relief was given than should be given, and that the tendency of that outdoor relief seemed to be, in all those districts, towards pauperising the labourers.

He agreed with Mr. SHAW's remarks on the subject of Penny Banks; and, indeed, his (Mr. DICKSON's) argument was that those Penny Banks, and other means for saving, should be everywhere multiplied. In many parts of the country there were neither Penny Banks nor Post-Office Savings Banks within miles; and he was sure no man, however

thriftily inclined, would walk four or five miles to put his weekly 6*d.* or 3*d.* into the Post-Office Savings Bank. Therefore, one great thing wanted for the encouragement of thrift was that the Penny Banks and other means of saving should be brought nearer home to the agricultural labourer than was the case at the present time. He was glad to see that Mr. SHAW endorsed his remarks about the way in which the agricultural labourer might be made more helpful to the farmer by receiving more technical education; and, although he was not so fortunate as to have Mr. WILLIS BUND on his side in this matter, he apprehended that the object of Mr. WILLIS BUND, and of all present, was to try, by some means or other, to improve the condition of the agricultural labourer. Men were not wanted who could only do one thing on a farm; the great need was for what might be called good all-round men, who, whatever the time of the year, could turn their hands to anything, and take the lead without the constant supervision of the farmer; and his contention was that this sort of man could only be produced by the teaching of some handicraft, so that, when it was impossible to go on the land, through wet, the labourers could, if they had had such instruction, turn to such work as, say, mending hurdles, or the painting of carts or implements.

It had been said by one or two speakers that a good wife was essential to a good labourer; but he took it that perhaps it was quite as true, that a good labourer could generally obtain a good wife—that a good man who was thrifty, and who might have £5, £10, or £15 in the bank, was much more likely to be able to get the services of a good helpmeet than a man who was in debt, and who could only obtain his furniture on trust, with the probability of never being able to pay for it at all.

It had been said by Mr. RYDE that there was little

occasion to introduce historical facts into a Paper of this kind, and MR. WILLIS BUND also took exception to his historical statements, although he gathered from the remarks of the latter speaker that, if his opinions had been “filtered through Professor THOROLD ROGERS,” he had gone to an extremely good authority for his information. He contended that in dealing with this subject it was right and proper to refer to the history of the agricultural labourer, on the ground that his present condition of inferiority was due in a large measure to his ascendants having been for many centuries needy and helpless, and because like begets like.

He would like, as the co-operative system had been referred to by one or two speakers, to read a letter (written in 1885) which he had received from Lord HAMPDEN, who was well known as the great authority in Sussex on this subject of co-operative farming. It was as follows:—

“ I willingly give you what particulars I can with regard to my efforts in co-operative farming.

“ The scheme, however, which I started about twelve years ago was based rather upon the principle of sharing profits, and was co-operative only in the sense that through that scheme I looked to obtain the more hearty co-operation of my labourers.

“ I offered to my labourers to guarantee to them at least 2½ per cent. upon advances of £5 and upwards made by them to enable me to carry on my farm, and in the event of my profits on the farming capital exceeding 2½ per cent., I engaged that they should have such increased percentage on their advances, whatever the profits might be.

“ It will be seen that in bad seasons, affording little or no profit, the farmer, by this scheme, has the advantage of the use of capital at the low rate of 2½ per cent., while in good seasons both farmer and labourer share

“ alike in profits, according to the amount of capital invested
 “ by them, respectively, in the farm.

“ I cannot say that my scheme has answered my
 “ expectations, for I have not in any single year received
 “ more than £150 as advances entitled to a share of profits.

“ I believe that the principle of profit-sharing is sound
 “ whether applied to agriculture or to any other branch of
 “ industry.

“ It may, naturally, be asked how is it then that the
 “ scheme in question has failed to realise expectation? I
 “ will endeavour, shortly, to answer that question.

“ 1. My labourers, especially the older men (who
 “ influence the younger), feared that they would forfeit all
 “ claim to relief from the Poor Law if it was known that
 “ they had capital invested in my farm. As you are aware,
 “ we suffered much in former times throughout the south
 “ of England from the maladministration of the Poor Law,
 “ and the mischief arising still operates to some extent,
 “ causing a feeling of dependence on the poor rate.

“ 2. I am bound to say also that, while the labourers
 “ hesitated to accept my offer, the farmers and other em-
 “ ployers of labour disliked the scheme, mainly because it
 “ involved a declaration of profits by the employer.

“ 3. I was unable, myself, to take an active part in
 “ removing the prejudices of my labourers, as my time was
 “ fully employed as Speaker of the House of Commons;
 “ and of late years, since the disastrous season of 1879,
 “ the profits of farming have been few and far between,
 “ and my scheme, based as it is on profits, remains in
 “ abeyance for better times before we can re-open with the
 “ labourer the question of profit-sharing.

“ At the same time, I have not lost faith in the prin-
 “ ciple of profit-sharing as the ultimate solution of the
 “ unhappy conflicts between capital and labour, although

“I am far from saying that I have applied that principle in an effective manner. Happy will be the man who joins the hands of capital and labour by more effective means. It is the great question of the day.”

One other thing he must refer to, and that was, the subject of allotments. Mr. LOOKER had said that half an acre should be the limit. He agreed with him to a certain extent, but, of course, all the circumstances of each case had to be considered, and, though half an acre might be a very proper limit in one part of the country, in another the same would not be the case.

Suppose, for instance, a garden of quarter of an acre which a man could very easily dig, and then, in addition, a little paddock of an acre, or one and a half acres, where a man could keep a cow. Though such a plot was not technically called an allotment, but was generally known as a small holding, if a man had one and a half or two acres split up in some such way, there was no reason why he should not be able to farm and work properly that extent of land.

THE CHAIRMAN, in summing up, said that it was with very great interest that he had read Mr. DICKSON's Paper, although he did not quite agree with all the conclusions he had come to.

First, with regard to the falling off of labour, Mr. DICKSON said that in 1801 there was a population of 9,000,000, and that half of that number belonged to the country districts. Then, he stated that by the date of the last Census (1881) the population was 21,500,000, and of that number only one-third belonged to the rural districts. He thought this very easily accounted for by the fact that there had been thousands of acres laid down to pasture, which, of course, had diminished the demand for agricul-

tural labour. Then, in 1801, he believed there was scarcely any agricultural machinery, but now steam cultivators, drills, reaping machines, elevators, threshing machines, portable engines, and other implements, all economised labour to such an extent as he should have thought would have more than accounted for the difference between the one-half and the one-third which the figures showed. Mr. DICKSON saw cause for great alarm in these figures, but he (THE CHAIRMAN) thought, on the contrary, that they were very satisfactory.

The preliminary Report of the REGISTRAR-GENERAL gave, as was stated at page 38 of the Paper, 14 counties with various degrees of agricultural population. That report entirely confirmed his own expectation and belief that, in purely agricultural districts, the labourer was not now so much wanted as he was in 1801, because so much more was now done by machinery.

Again, Mr. DICKSON said (and from this he also differed very much) that instead of efforts being made to elevate the labourer the tendency seemed to be to pauperise and degrade him. But anyone who was acquainted with life in agricultural districts, and who studied that life with any degree of attention must know how much was being done by landlords and resident owners to try and improve the status of the labourer—such as the establishment of coal and clothing clubs and blanket clubs, which were all for the good of the labourer; and many other things to which more attention was now paid than had been thought necessary in years gone by.

The agricultural labourer had, he thought, a great many real advantages. The prices of his necessaries, or perhaps, luxuries, such as tea and sugar, compared very favourably with those of thirty years ago. The price of flour and many other articles of food was now very much in his favour, and

altogether the labourer had lately enjoyed a time of cheapness, in the rural districts, at least. Odd labourers had, of course, been short of work; but labourers generally, he thought, had been in fairly prosperous circumstances of late.

As to wages, if the rates of wages in different parts of the country were studied, they would all be found in the end to give very nearly the same net result. He went into the question some years ago, and found that, what with perquisites, and the difference in rents, agricultural labourers all over the country earned nearly the same wages. Where wages were low, there rents were also low, and in these cases there was often so much to be earned by piecework, and so much extra pay given in hay-time and harvest, that there was not so much difference as might be thought between labourers in different districts.

The subject of thrift was one which required a very great deal of careful consideration. It seemed to have puzzled even Lord HAMPDEN, for the conclusion to which Lord HAMPDEN arrived was that, although it was a very desirable end to attain, he had not himself been able to attain it. As far as he (THE CHAIRMAN) knew, everyone who had tried it had tried on the very best theories; but these theories had, unfortunately, been found not sound enough to stand the test of time.

As to the gigantic insurance schemes which were suggested, he did not think them workable at all, for the principle had been tried on a large and on a small scale, and had never yet succeeded. There were a great many village clubs where a man, if incapacitated, could get so much a week, and the attention of the club doctor. And as far as his experience went, these clubs seemed to have answered very well on a comparatively small scale—where, for instance, two or three parishes joined together.

Agricultural education was a question which had

occupied the public mind very much of late ; and on this point he agreed to a great extent with Mr. WILLIS BUND in thinking that the board schools in the rural districts would, in a few years, have a great deal to answer for, seeing they were not teaching good practical work to fit a boy for his probable station in after-life. He thought that if, instead of teaching the “’ologies,” which were of no practical use to the rising generation of farm labourers, the School Board would inculcate the elements (and the elements only) of botany, of horticulture, and of geology, such teaching would be of great practical use to the future labourer, as fitting him to take a more intelligent interest in his work, and consequently to do it more efficiently and satisfactorily.

With regard to the training colleges which Mr. DICKSON mentioned, he thought that any scheme of the kind should be reserved for the farmers. He did not think this came within the scope of the labourer’s education, and, if it did, he did not think the community at large should pay for it.

With regard to cottages, Mr. DICKSON had made one very sensible suggestion. He thought there was certainly room for the improvement of cottages in the country, even beyond the improvement which had taken place since he (THE CHAIRMAN) first began business. Under the Act of 1875, the medical officers of health and sanitary inspectors had taken care that the cottages in rural districts should be kept in a very much better sanitary condition than they used to be. As a practical detail, he thought that each cottage should have at least three bedrooms and one good living-room (not a parlour but a kitchen), where there would be a fire all the winter, and in which the labourer, his wife, and his family could sit in the evening and keep warm and comfortable. Then, there should be another room, which might be called a scullery, where, in the summer time,

there could be a small fire, and these two rooms were all that were wanted downstairs in a cottage, except a pantry to keep food in.

The subject of allotments had been touched on by Mr. DICKSON, and it had been very properly stated that allotments were a great boon in the country. Half an acre, he (THE CHAIRMAN) thought, should be the maximum. Mr. DICKSON spoke of one and a half acres, but he was sure that it was impossible to keep a cow on such a piece of land unless the labourer was prepared to buy a large amount of feed. His experience showed that a quarter of an acre was quite as much as a man could do with if he had other occupation, and that twenty perches attached to his cottage was enough for a cottage garden. After a man had been at work all day, he could not keep half or even a quarter of an acre in good order.

He had prepared an account of the labour of two farms—one in the Weald of Surrey on clay, and the other on mixed soil. His object was to show the price of labour, and he could vouch for the figures, as he had had the farms in his own hands; but he must admit that they were a little more extravagant than any tenant-farmer would probably afford.

Farm in the Weald of Surrey.

Area—460 acres. (Arable (332 acres.)

Stock kept—

21 Horses.

49 Cattle.

335 Sheep.

38 Pigs.

Labour, £940 per annum, or 41s. per acre.

Farm in the South of England. Mixed Soil.

Area—760 acres. (Arable, 315 acres.)

Stock kept—

23 Horses.
152 Cattle.
430 Sheep.
27 Pigs.

Labour—£1,264, or 33s. 4d. per acre.

He thought these figures might be useful to some of the younger Members; but he still believed that the great thing at present to be done by the agriculturist was to try and economise labour. If, for example, on those 460 acres the labour bill could be reduced by 5s. an acre, an immediate profit of £115 a year would accrue, and it was in this direction that he thought all land-agents, all farmers, and all landowners should turn their attention.

The Meeting then adjourned.

THE RIGHTS AND LIABILITIES OF
ADJOINING OWNERS
WITH REGARD TO HIGHWAYS.

By L. P. HODGE (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, January 5th, 1891.*

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

It might at first sight, perhaps, appear presumptuous for a young and comparatively inexperienced Member of this Institution to attempt to grapple successfully with the subject which forms the title of this Paper; but it occurred to me, when reading the able contribution of Mr. HEWITT upon the construction and maintenance of roads, in Vol. XXI. of the "Transactions," that, without trenching upon the practical ground traversed by him, there remained yet ample material for a further Paper dealing with highways, not so much from the active standpoint of the roadmaker, as from the passive point of view of an adjoining owner.

The following remarks are the outcome of my reflections, and with this slight preface, disclosing at once the object of the Paper and my own misgivings, I will at once proceed.

It will be convenient to divide the consideration of the subject into two parts, viz. :—

PART 1.—The historical basis of the common law, and the rights and liabilities of adjoining owners under it.

PART 2. The rights and liabilities of the same owners under statute.

PART I.

THE HISTORICAL BASIS OF THE COMMON LAW OF HIGHWAYS
AND THE RIGHTS AND LIABILITIES OF ADJOINING
OWNERS UNDER IT.

The history of our roads is one of evolution. In mediæval England the insecurity of life and property prevented even the free communication between town and town which characterised the golden age of ELIZABETH. But no sooner did the country realise that the Wars of the Roses had rid it, by a process of exhaustion, both of the feudal system and the grinding tyranny of the old nobility, than a change at once took place.

Towns and hamlets, hitherto isolated, became alive to the importance of free and rapid intercommunication, labour ceased to be serfdom, and the immigration to the cities, which still figures as a puzzling factor in our national economy, then commenced.

It would naturally be expected that the improvement of the then existing and newly-formed roads would proceed *pari passu* with the increased desire to travel, and so it happened to some extent. The mere tracks across country, in following which it was literally as well as figuratively possible to "lose one's way," became permanently defined. In process of time pillions and pack-horses were superseded by stage waggons, and, eventually, by coaches, necessitating a wider draught, but beyond the extension of width nothing seems to have been attempted to improve the road surfaces.

The highways ran, we are told, straight up hill and down dale, with the most profound contempt for gradients. In bad weather there was generally a slight ridge in the centre between two channels of deep mud. What wonder, then, that it was considered a dangerous feat for the flying coach to leave Oxford at six in the morning and reach London at

7 o'clock the same evening! A winter journey from Chester, York, or Exeter to the Metropolis took six days, and, even as late as 1790, the cotton bales of Manchester were carried to Bristol on pack-horses.

Nor was the population of the country sufficiently spread over its surface to insure a good demand for properly constructed roads. The revolution of 1688 found more than half England consisting of moorland, forest, and fen, while vast commons and wastes covered the greater part north of the Humber.

But the tranquillity which attended the Protestant succession, and the numerous Enclosure Acts passed in the reigns of GEORGE the II. and III., soon effected vast changes in the face of the country.

Scotland, too, shared in the general improvement, though from somewhat different causes. Upon the collapse of the Chevalier's last effort, in 1745, to regain the throne of his ancestors, the Government became alive to the importance of good roads as agents in the pacification and development of the Highlands, and the highways constructed by them for strategic purposes drew from one fervent admirer (possibly of Hibernian extraction) the warm encomium:—

“If you'd seen these roads *before they were made*,
You'd hold up your hands and bless General WADE.”

he being the officer in command of the troops charged with the execution of the work.

It is, however, to the formation of the Turnpike Trusts that we owe more than anything else the vast improvements which have taken place in our roads during comparatively late years, but to go into the history of these at length would be trespassing beyond the scope of this Paper.

I have dealt somewhat fully with the gradual evolution of roads, as it materially assists to explain the *rationale* of

the various common law rights and liabilities which I now propose to pass on to consider.

In the case of an ancient highway formed, as most roads were originally, through an unenclosed country, the lord of the manor would contribute the soil, which, subject to the use by the public of the surface, would still vest in him. In process of time the lord's copyholders would commence to enclose land against each other, and against the road. If the lord granted them the land up to the roadway it would make no difference whether they enclosed to the full extent of their grant, or left a certain amount of waste comprised in their grant outside their fence, and adjoining the roadway. Such waste would be the copyholders' property.

If the lord did *not* grant the land up to the roadway but reserved a strip of land adjoining the latter, such waste, as well as the roadway, would be his property.

This common law axiom would apply only to roads made through an unenclosed country.

Now, passing on to consider roads formed in an enclosed country, the *copyholders* would, in this case, contribute the land which would remain vested in them, likewise subject to the public rights as in the first instance.

These operations are supposed to have taken place in the remote past, in fact, before the time of legal memory, which is an exceptionally good one, and can be trusted as far back as the reign of RICHARD I., where a lay mind would be hopelessly unreliable, and it is upon the assumptions just laid down that the common law, as it affects owners of land contiguous to highways, is based.

In the absence of evidence to the contrary, it is assumed that the land upon which any highway has been formed belongs to the adjoining owners, and that each contributed the use of his ground *usque ad medium filum viæ*.

Land not being then of much value, and the part of the highway actually used being of a fluctuating width, according to the seasons, the owners would generally, in enclosing against the road, set back their fences to leave more than the minimum width, and the surplusage, or "waste," as it is technically called, would be still deemed their property.

The existence of these wastes is, however, more fully accounted for by Lord Chief Justice ABBOTT, whose explanation of them I will quote at length:—

"In remote and ancient times, when roads were frequently made through unenclosed lands, and they were not formed with that exactness which the exigencies of society now require, it was part of the law that the public, where the road was out of repair, might pass along the land by the side of the road.

"This right on the part of the public was attended with this consequence, that although the parishioners were bound to the repair of the road, yet, if an owner excluded the public from using the adjoining land, he cast upon himself the onus of repairing the road. If the same person was the owner of the land on both sides, and enclosed both sides, he was bound to repair the whole of the road; if he enclosed on one side only, the other being left open, he was bound to repair to the middle of the road; and where there was an ancient enclosure on one side, and the owner of lands enclosed on the other, he was bound to repair the whole. Hence it followed, as a natural consequence, that when a person enclosed his land from the road, he did not make his fence close to the road, but left an open space at the side of the road to be used by the public when occasion required. This appears to be the most natural and satisfactory mode of explaining the

“ frequency of wastes left at the sides of roads; the object
 “ was to leave a sufficiency of land by the side of a road
 “ when it was out of repair.”

It would seem, therefore, that if any owner encloses against the actual roadway and neglects to keep it in repair, it would be lawful for any travellers to trespass on his property, provided that they travel not into it further than is necessary in the exercise of their right.

This permission would, however, only apply in the case of public roads.

The right to use a private road is strictly an easement, and the person using it ought himself to do the necessary repairs, so as to impose no greater burden upon the grantor than that contemplated at the time of the grant.

Beside, a private right of way is generally restricted to a particular line of road, with fixed ingress and egress, and the grantee would have no right to diverge therefrom, nor to leave it at any point not specified in his grant.

There are three exceptions to the common law obligation to repair *ratione clausulæ*.

1st. That where the enclosure is made by virtue of an Enclosure Act the adjoining owner is not liable to repair, unless in pursuance of such Act.

2nd. That in the case of building roads and others of modern construction, where only the portion actually formed would be presumed to be dedicated, the adjoining owner may build up to the roadway so formed without incurring any liability save that imposed by statute; and

3rd. Following from this, that where enclosed land has not been used as a public highway before enclosure the public rights are limited to the extent of the roadway so enclosed.

Any owner can rid himself of the liability to repair

ratione clausulæ, by throwing open his land to the highway as before, but it may be worth while to point out that by so doing he would not evade his obligation to contribute towards the widening or diversion of the road under the powers of the Public Health or various Highway Acts.

The common law obligations and rights are based, as I have endeavoured to show, only upon presumption, which may be rebutted by evidence that the grantee *did* enclose to the full extent of his grant, in which case the rights and duties of the adjoining owner would vest in the lord of the manor, as first stated.

In the absence of direct evidence the lord must prove acts of ownership in support of his contention, which need not necessarily be exercised over the precise spot in dispute, provided that the places between which such acts can be proved are parts of the same common or waste.

I have been somewhat particular in setting out the principles which govern the ownership of the soil and waste land adjoining highways, as from the number of queries which are constantly appearing in the professional journals, and this Institution's own "Professional Notes," it would seem that the historical theory upon which the common law with regard to highways is based, is not always clearly understood.

In all cases where the public claim a common law right it must be remembered that the width of road over which it is claimed must always be somewhat undefined, as the public rights extend only over the ground actually used and are limited solely to the surface.

The soil of the road, with the mines and minerals, and the waste land and trees at the sides, remain, as we have seen, the property of the adjoining owners *usque ad medium filum viæ*, and if from any cause, such as a diversion, the

public ceases to use the highway the adjoining owner can resume absolute possession of the same.

If any proof be needed that the subsoil of a road remains absolutely private property, and that the surface belongs also to the owner of the land upon which the road has been made, it will only be necessary to refer for a moment to the ruling in *Regina v. Pratt*, where it was held:—

“ That if a person stand on a highway (the land on both sides of which belongs to B), and by sending a dog into a cover adjoining puts up a pheasant, which he shoots as it flies across the road, he is guilty of trespassing upon the land of B (*viz. the highway*) in pursuit of game, because he is there not merely in the exercise of his right to travel upon it, but for another and a different purpose.”

Another point of interest to lessees and owners of building land is that no person can dedicate a road to the public, save the owner in fee, and where lessees for 99 years allowed a road to be used as a public thoroughfare for the whole term, the Court held that the freeholder was able at the expiration of the lease to close the road by erecting a fence across it.

I did not intend, when commencing this Paper, to trespass into other professional domains by quoting case law, but the two cases just mentioned so fully bear out the statement of common law rights, that I am unable to refrain from noticing them.

In these days of Highway Boards and local vigilance the enclosure of waste land next public roads had best be let alone, as it seems of questionable legality. “ If it were once held,” said Lord TENTERDEN, C.J., “ that only the middle part, which carriages ordinarily run upon, was the road, you might by degrees enclose up to it, so that there would not be room left for two carriages to pass. The

“ space at the sides is also necessary to afford the benefit of
 “ air and sun. If trees and hedges might be brought close
 “ to the part actually used as the road it could not be kept
 “ sound. (*R. v. Wright.*)

The wording of the 1st Subsection of Section 11 of the Local Government Act of 1888 is also significant of the attitude which the county councils may be expected to take, but I shall refer to that more fully when considering that Act.

PART II.

THE RIGHTS AND DUTIES OF ADJOINING OWNERS AS CONFERRED AND IMPOSED BY STATUTE.

The statutes relating to highways are so many in number, and so well understood, that it will be impossible to do more than glance at the various Acts as they extend or limit the operation of the common law.

The first Act which we need consider is the Highway Act of 1835, which provides that each parish shall elect a surveyor of highways, who is to fix direction posts, place graduated stones or posts where the road is subject to floods, secure the causeways, remove snow or slips, keep accounts, and levy a rate upon all property rateable for poor or highway rate.

In large parishes with a population of 5,000 the vestry may, by a two-thirds majority, elect any number of persons, not exceeding 20 nor less than five, to form a highway board to discharge the [duties which would otherwise devolve upon one surveyor.

For the purposes of this Paper the Acts of 1862 and 1864 may be deemed one with the Act just summarised, and adjoining owners were affected by their operation principally as follows :—

Where the latter have enclosed against the road, the fence and ditch belong to them absolutely, the public road-way extending only to the edge of the ditch.

Any paring away, therefore, of banks or curtailment of ditches can only be done with the consent of the adjoining owners, and, if such consent be refused, Section 82 of the Act empowers the authority to take the extra ground required, and to compensate the owners, subject to certain restrictions with regard to mines and minerals, timber, &c., which remain still vested in the owners of the fee.

The powers conferred under this Act do not extend to the pulling down of houses, or the compulsory acquisition of gardens, parks, or nursery ground.

If an adjoining owner wishes to put a gate across a highway the Act imposes a minimum opening of 10 feet for a cartway and 5 feet for a horseway.

Under Section 51 the surveyor may dig gravel from waste lands, rivers, or brooks without payment, but if sufficient material cannot be obtained from those sources he may give one month's notice to the occupier of any enclosed land (not being a garden) in that or the adjoining parish, to appear before the justices and show cause why gravel should not be dug from such land. The surveyor is to offer compensation and to make good any incidental damage, and the justices may make an order and determine the compensation to be so paid.

The Acts of 1835, 1862, and 1864 all contain clauses compelling the adjoining owners to repair the highway where liable *ratione tenuræ*, unless they prefer to compound with the highway authorities for an annual or capitalised sum to be paid in lieu of the discharge of their obligation.

There are a few nuisances both at common law and by statute for which adjoining owners are liable which it will be convenient to consider under one head.

NUISANCES.

NUISANCES AT COMMON LAW.—Where a road has been enclosed, the public are entitled to the full use of the width between the fences, and even telegraph poles placed on the waste at the side of the road have been held to be nuisances, and the owners compelled to remove them. Telephone poles, erected without Parliamentary powers, would, of course, be equally indictable.

Adjoining owners may also be proceeded against for allowing their ditches to become so foul as to injure the road by not allowing the surface water to run freely away. They may likewise be summoned for allowing their trees or underwood to overhang to such an extent as to impede the traffic of the highway.

An adjoining owner cannot, without obtaining an Act of Parliament, authorise the taking up of the pavement in order to lay a service pipe or drain to or from his house, even though, as we have seen, the ground upon which the pavement is laid might be his own property.

Fortunately, however, for members of Parliament, who would otherwise be inundated with private Bills, adjoining owners are not often required to go to this expense, as the various public companies, who have so kindly undertaken to supply the necessities of modern existence at a profit, have obtained legislative powers, enabling them to open up the ground upon payment of a fee.

The public can only take a highway upon the terms granted them, and as between themselves and the adjoining owners they use the way subject to incidental risks.

But such owners are liable for accidents arising from negligence or their own acts, and are not only open to civil action, but even to criminal prosecution.

Thus, a person who turned out a horse upon a common

with an unenclosed public footpath, so that a child was killed by a kick of the horse, underwent trial for manslaughter, and was found guilty.

Also, if an adjoining owner excavate so near the highway as to endanger the public, or negligently blast stone, he runs the risk of a criminal prosecution.

Any person has a common law right to remove an obstruction to a highway, but must show his necessity for travelling over the portion obstructed (*Dimes v. Petley*).

NUISANCES UNDER STATUTE.—In considering nuisances under statute, it will be sufficient, I think, to summarise the sections of the various Acts defining them.

Section 64 of the Act of 1835 enacts that no tree can be planted within fifteen feet of the centre of any highway.

Section 65 provides that if any adjoining owner neglects to trim his hedges and trees, to the detriment of the highway, he may be summoned before the justices, who may make an order compelling him to do what is necessary within ten days. If such order be not complied with within that time the surveyor may trim the hedges and trees himself and recover the cost.

The order served upon the owner must not be a vague and general one, but must specify what is to be done, and the particular trees or hedges requiring attention, in such a manner as to leave him in no doubt as to the precise manner in which it is meant to be complied with.

This section merely extends the common law obligation which makes the obstruction of a highway by overhanging trees a matter for indictment, but with this difference, that whereas the injury was, at common law, one sustained by the public, under this section it would be sufficient if only the roadway itself suffered in consequence of the hedges or timber not being properly looked after.

We have already noticed that under the common law

adjoining owners could be indicted for allowing their ditches to become foul and so injure the highway.

Section 67 of the Act of 1835 gives to the surveyor power to make, scour, cleanse, and keep open all ditches adjoining any highway, and would, apparently, operate to release the adjoining owners from their common law obligation.

The law officers of the Crown have, however, held (29 J. P. 319) that this section merely empowers, *but does not compel*, the surveyor to cleanse the ditches more effectually than the adjoining owners could be compelled to do.

When such ditches have been so treated by the surveyor it would appear that, under Section 68, they are henceforth under his control, and the adjoining owner is liable for any damage arising from his (the owner's) interference with them.

It is, therefore, worth while for professional men, when acting as agents for adjoining owners, to consider each question of this sort upon its merits, as it is not desirable always to evade one's common law liability at the cost of losing the control of one's ditches.

The law officers of the Crown have, moreover, advised that to prevent disputes the surveyors should give notice to the adjoining owners to cleanse the ditches, and should not exercise their powers under this section unless such notice be not complied with.

They also consider that any materials removed under this clause are the property of the adjoining owner, if claimed by him.

We will now consider a few minor questions which sometimes arise to the vexation of adjoining owners and the public.

1st. *As to encroachments :—*

Any encroachment by an adjoining owner upon a high-

way is a public nuisance and indictable as a misdemeanour. No length of time will legalise it or prevent the public from gaining possession of its site.

Such encroachment must, however, be appreciable.

2nd. As to cattle straying :—

Where the highway passes through an unenclosed country there is no obligation, either at common law or under statute, placed upon the adjoining owner to prevent his cattle from straying upon the road, but where the adjoining owners have enclosed and cattle are found straying they are liable to be impounded, and the owner is liable to a penalty, together with the cost of maintaining the animals until restored. (See Section 25 of the Highway Act of 1864.) This section is, however, qualified by the statement that nothing in the Act shall be deemed to take away any right of pasturage which may exist on the sides of any highway. Adjoining owners relying upon this exemption should be careful to provide that their cattle do not stray over the metalled portion of the highway, or they are open to action under the section. (See *Golding v. Stocking*, L.R. 4 Q.B. 516.)

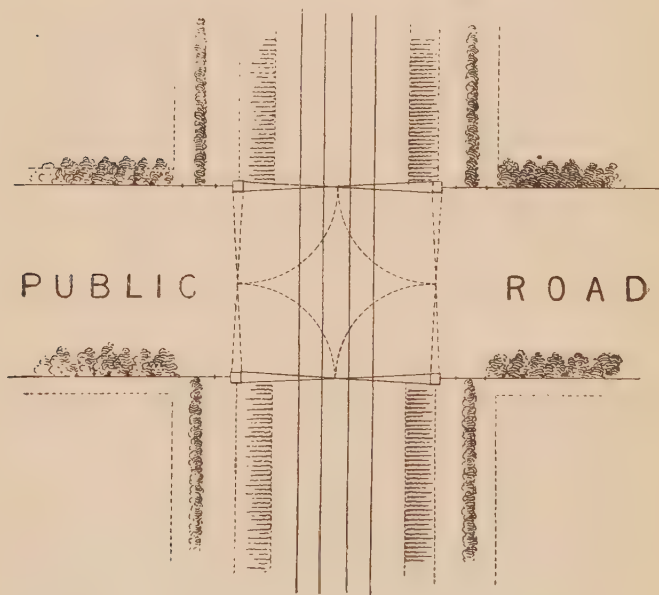
Before passing on to consider additional restrictions imposed by statute upon adjoining owners rather than private persons, there is one point which seems to lack a recorded decision and upon which other Members of this Institution may share my desire for fuller information. In the event of a landslip occurring, by which the soil of an adjoining owner is carried over into the highway, who is liable to remove the soil and repair the road and ditch? If, as I suppose, it be the Highway Board, is the soil, as in the case of that removed from ditches, the property of the adjoining owner, and if it be replaced upon his land, is he liable for any costs incurred beyond his contribution as a ratepayer?

Perhaps some gentlemen here who have dealt with a case

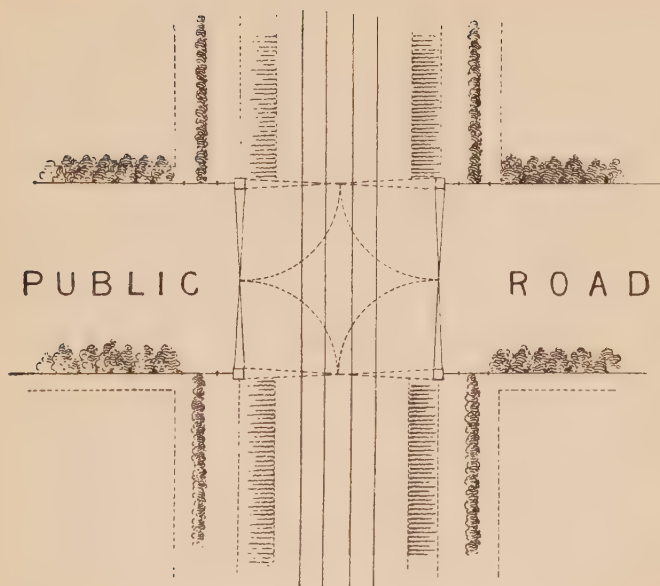
of this description may be able to throw more light upon these points.

Having now briefly summarised the duties and liabilities of a private adjoining owner under statute, I will conclude by noticing certain exceptional obligations which the law imposes upon railway companies when crossing highways.

By 2 & 3 Vic., cap. 45, railway companies must maintain gates, with a suitable person to open and shut them, across each end of any turnpike or other road, but certain companies obtained powers under their Act for closing the gates across the line, as shown upon the annexed sketch.



This was not found conducive to the public safety, and the Act 5 & 6 Vic., cap 56, superseded these private Acts, and enacted that, with certain exceptions, all crossing gates must be kept closed across the road, as shown on next page.



The Railway Clauses Consolidation Act, Section 11, enacts that no undue deviation from the authorised levels shall be made affecting any street or public highway without the consent of two justices.

Subject, however, to the restrictions imposed by this section, or the special Act, or any Act incorporated therewith, the company may generally alter and divert roads.

The word “conveniently,” in Section 16, which confers this general power, has been held to mean conveniently both for the company and the public, and “where a company “have *bonâ fide*, although acting *ultra vires*, diverted a “road with a view to public convenience, a court will not “compel them to construct the road *intra vires*, if the result “would be a great inconvenience to the public.”

Section 46 deals with bridges over and under public roads.

Upon this section it will be sufficient to observe that

where a railway crosses a highway otherwise than on a level, and the special Act is silent, the company may carry the road over the railway, or *vice versâ* (*R. v. S.E.R.*, 17 Q.B.D. 485), where the highway is carried over the railway, the company are perpetually liable to repair the bridge and its approaches (*N.S. Railway Company v. Dale*).

But where the highway is lowered for the railway to be carried over it by means of a bridge, the company is not bound to repair the highway under the bridge, but the repair of such highway is still thrown upon the parish (*L. & N.W.Ry. Company v. Skerton*).

The remaining sections from 49 to 58 of the Railway Clauses Consolidation Act deal minutely with the minimum levels, gradients, and widths of bridges carrying railways over highways and *vice versâ*, and although technically interesting to railway men are not of general interest.

This Paper would be incomplete without some reference to the Public Health Act, which deals exhaustively with the regulation and construction of roads and streets.

But we are all generally acquainted with the provisions of this most important Act, and those of us who have sat for the Fellowship Examination appreciate the wisdom of the Council in requiring all candidates in the building section to show their knowledge of its leading provisions.

I must also notice another recent and important Act which will complete the second division of my subject. I refer, of course, to the Local Government Act of 1888, which transfers to the county councils, thereby appointed, the entire maintenance of all main roads within the meaning of the Highways and Locomotives Amendment Act, 1878, inclusive of all bridges carrying the same, if repairable by the highway authority.

Section 2 of this Act of 1888 relates exclusively to the maintenance of main roads, and enacts:—

(1) "That the county council shall be subject to the same duties as a highway board, and shall have the same powers as a highway board for preventing and removing obstructions, and for asserting the right of the public to the use and enjoyment of the roadside wastes."

I have given the precise wording of this portion of the section, as it indicates, to my mind, the direction in which the county councils will probably seek to enforce their jurisdiction.

"(2) That urban authorities may in certain cases elect to themselves maintain the main roads traversing their districts, and be allowed the cost of such annual maintenance by the county council.

"10) That the county council may contribute towards the maintenance, repair, enlargement, and improvement of any highway or public footpath in the county, although the same is not a main road.

"(12) That any authority having power to break up roads in their district for sewerage or otherwise, shall have the like power to break up main roads, but such authority must repair them again to the satisfaction of the county council."

The remaining provisions of Section 11 relate to the adjustment of financial and other responsibility between the county and district councils; and need not be noticed here.

As far as I can ascertain from carefully following the law reports no important decision affecting adjoining owners has yet been given under this Act.

There is, however, a recent case arising out of Sections 150 and 160 of the Public Health Act that I should like to mention as affecting the owners of frontage to public footpaths. I refer to *Evans v. The Newport Urban Sanitary Authority*, decided in February 1890 by the Court of Queen's

Bench, in which it was held where an old footpath repairable by the inhabitants at large was widened, and houses were built abutting upon it, that it was a street within the meaning of the Act, and the frontagers were liable to contribute to the expenses of improving it; and further, that the frontagers were chargeable with the expenses of improving the whole street, and not merely such part of it as had been added to the ancient highway.

In conclusion, I have endeavoured to confine myself as far as possible to my text, "the rights and liabilities of *adjoining owners*."

There are many interesting points affecting both the public and railway companies upon which, as a railway surveyor, I should like to dwell, but the subject of highways is one of such vast importance, and so many interests are bound up in its proper consideration, that it would be impossible to say all that might be said in one Paper.

I am afraid that I have not opened up any new ground, nor have I attempted to dogmatise upon matters requiring an experience which I cannot claim. I trust, however that, for the sake of the subject alone, this Paper may not be deemed unworthy the attention of the Members of this Institution.

Mr. A. GARRARD (Fellow) said he had much pleasure in proposing a vote of thanks to Mr. HODGE for the clear and able way in which he had expounded the technicalities of the subject, in a Paper which he was sure would be an extremely useful addition to the "Transactions" of the Institution.

He knew that in a Paper of this kind it was impossible to deal with every case which had arisen, and he (Mr. GARRARD) might instance one which had come under his own notice, some years ago, and which distinctly bore upon the question under consideration. There was a road near

London—the Seven Sisters' Road—running through the parish of Hornsey, and being about 50 or 60 feet wide between the hedges. In the course of time the land had become valuable for building purposes, and, when the frontage was built upon, he had the fence put where the hedge originally was, that being, he considered, the proper boundary. After this fence had been put up, the late Mr. BROWSE, who then had charge of the road, insisted upon the boundary line being put 4 feet further back, because, he said, the ditch had been made outside the limit of the road; and, although there was no trace of this ditch remaining, he proved beyond doubt that his contention was right, and the owners had to pull down the front fence and set it back. He mentioned that as an exceptional case, and had no doubt that others could be instanced.

In the Paper Mr. HODGE had referred to the liability of adjoining owners to be called upon to pay the costs when the local authorities put footways adjoining old highways in repair. He was afraid they would have still to bear that responsibility, for, in cases of which he knew, where the local authorities had deemed it to be in the interests of the public that footways adjoining old highways should be paved and channelled and put to rights, the adjoining owners had to pay the whole cost of the improvement.

On the other hand, in the case of building estates near London, where new roads had been paved, kerbed, channelled, and in every way made to meet the requirements of the local authorities, he knew of no means by which those authorities could be compelled to take them over as public roads, even when there was a sufficient number of houses built along them to make the payment for their maintenance perfectly secure.

He had himself found great difficulties in this respect in some parishes, while in others the roads were taken over

without unreasonable objections being raised, greatly to the advantage of everyone concerned. He thought there ought to be some means of compelling local authorities to adopt roads when the adjoining land was sufficiently developed to insure them from loss, the necessary work being first done to the board's requirements at the cost of the owner. It was impossible to keep a road in proper repair when, perhaps, each of from 50 to 100 lessees was liable to repair only the small portion adjoining his own frontage, with the result that the road became, before long, impassable and dangerous to health.

Mr. H. J. DOWDEN (Fellow) said he had very much pleasure in seconding the vote of thanks to Mr. HODGE for his valuable contribution to the "Transactions." The pleasure with which he had listened to the Paper, and which he felt in seconding the vote, was enhanced by the fact that Mr. HODGE had been trained in his own office, and had, as he understood, attained his present position as a Member of the Institution by the successful way in which he had passed the qualifying examinations.

Mr. A. VERNON (Fellow) said that the subject seemed to him to divide itself into two distinct parts. One had regard to urban life, and the other to conditions prevailing in the country. He supposed that the remarks of the gentleman who proposed the vote of thanks dealt rather with the urban side of the question, and in this respect he thought that the general working of the Act of 1875 had been on the whole very satisfactory in so far as it dealt with land and public thoroughfares. But he took it that that Act only gave power to charge the owners with the cost of improvements in cases where private thoroughfares were about to be dedicated to public use by one of the various processes known for that purpose. But where the

thoroughfare already belonged to the local authority, there was, so far as he knew, no power to charge any adjoining owner with any of the costs of the permanent paving, channelling, or the various other necessary works, under some special Act.

There were, he thought, three points in connection with this subject, which, at the present moment, largely engaged the interest and attention of county councils, which, under the recent Act, had conferred upon them powers likely to revolutionise (one hoped for good) the present system of maintaining the main roads throughout the country. Taking these points in order, perhaps inversely to their importance, the first was with regard to trees along the highways. There could be no doubt that many of the old turnpike roads, by the neglect of their officers, had been allowed to suffer rapid decay and deterioration from the overgrowth of trees and the shutting out of light and air by the rank hedges. This question must be very carefully and tenderly dealt with by the authorities, who, on the one hand, must avoid the interference of over-zealous officials, who might serve notices to cut down fine ancestral timber bordering on parks and picturesque demesnes, and, on the other hand, must not allow the growth of timber and hedgerows to become a nuisance to ordinary travellers. He hoped, by mutual forbearance and firmness, it would be possible to still retain the beautiful aspect of our roads, while, by allowing the light and air to penetrate to a reasonable extent, they would be kept dry and in good order.

The second point was with regard to "roadside wastes," to which he should like to have seen a little more reference in the Paper, although he admitted that the law had been very explicitly laid down. But, by Section 2 of the Local Government Act of 1888, the public were specially authorised to retain the charge of those roadside wastes.

The right of the public was specially affirmed, not to the waste as waste, nor to the land as land, but to the use and enjoyment of such portions of land. He did not know—not being a lawyer—exactly what the words “use and enjoyment” meant, but he supposed that it allowed the use of such land as the public had had the occupation and enjoyment of in previous years for the purpose of the road.

Everyone would, he thought, be ready to resist undue encroachment on the part of adjoining owners, but, on the other hand, it was regrettable to see such large quantities of waste land absolutely idle, offering an invitation to the gipsies of the whole district, affording places for the deposit of rubbish, becoming annoyances, rather than yielding any advantages to anyone, and left unoccupied, untilled, and unprofitable. There were cases in which, he thought, it would be of great advantage if some court could decide, or if the county courts had power of arbitration without much expense and trouble in legal proceedings—if, in short, there were some process by which it could be determined, whether or not a piece of roadside waste was properly included in the adjoining owners’ land, or whether it should be held to be reserved to the public, who have not bought it and who have no use for it.

The third point was with reference to the main roads of the country. This was, he thought, a subject upon which further information would be very useful. By the Act referred to, the county councils had power to take over main roads throughout the country, to any extent.

Many counties of England were lamentably deficient in roads, and some of those existing were in a disgraceful condition. Cyclists knew perfectly well the counties in which they could travel with pleasure and those where the roads were a disgrace to the inhabitants. The county councils were compelled to take over all the district turnpike roads (and

there were many such which had not yet been taken over by many counties), but it was left to their discretion whether they would take over more main roads; and this great bone of contention had not been referred to in this otherwise very complete Paper.

A somewhat startling decision had been given in the Warminster case, by which the county councils were apparently required, upon main roads in urban districts retaining their own control, to pay not only the ordinary cost of a road for through traffic, but a very large number of expenses such as scavenging, cleaning, channelling, kerbing, paving, watering, and, in fact, the whole cost of maintenance and repair. He was afraid that until this decision had been overruled or confirmed by a higher authority, there would be a considerable amount of difficulty as to such main roads taken over by the county councils.

Mr. A. KING (Fellow) said the matters touched upon in the Paper were of a most important nature, affecting very closely the interests with which a large body of surveyors were concerned. The subject had been dealt with in a very clear, lucid, and explicit manner, and the information conveyed would, he was sure, be of material assistance not only to country surveyors, but also to those practising in towns.

In dealing with suburban estates, all surveyors knew the difficulty experienced in getting various owners to contribute a proportion towards either the maintenance or the formation of the new roads. He remembered one particular case, some years ago, with regard to a well-known road, viz., the Maberly Road, which led from the Hamlet Road to the Belvedere Road, Upper Norwood. There was, in that case, a spur road which was in a remarkably bad state of repair. The parish would do nothing in the matter, neither would the owners. His clients approached the owners on more

than one occasion with a view of inducing them to sign a memorial to the parish, asking that the road should be taken over. The parish authorities were loth to move in the matter, but after some considerable exertion the parties for whom he was concerned were successful in getting two-thirds of the owners of land abutting on the road in question to sign a memorial to the Lewisham District Board of Works, requesting that they would take over the road. Upon that memorial being sent in, the District Board of Works ordered their surveyor to take levels, and to prepare the necessary specification and estimate of the probable outlay in the formation of the road. As soon as that was prepared they called a meeting and decided upon taking the road over, inasmuch as under the Local Metropolis Management Act, if a request was made by two-thirds of the owners, the parish had practically no alternative but to comply with that request. Each respective road frontager had, of course, to pay a contribution, and the result was that, in place of continuing a disgrace to the neighbourhood, the road became an excellent one. The frontages, which had previously remained unoccupied and unbuilt upon for years, were, in the majority of instances, built upon, and, at the present time, he was, he thought, right in saying that the road would compare favourably with any other in the district. He thought that instance went far to prove that the difficulty of getting the roads on a building estate made up and taken over by the authorities was one which could easily be overcome.

Mr. W. W. JENKINSON (Fellow) said he happened to be the owner of a piece of freehold land having 250 feet of frontage on an old bye lane in the parish of Lambeth. This lane was in an exceedingly bad condition, and he thought that perhaps he might be called upon to contribute towards

its improvement; but the parish either recognised it as their duty, or by some means were prevailed upon to be at the entire expense of doing the work. They put it in perfect order—kerbed the footpath, lighted it, &c.; and he, as an owner, was not called upon to pay anything whatever. But on the other side, unfortunately, he had another frontage of 250 feet, to a private road 60 feet wide, excellently made, and in really very fair order; and the parish, upon taking that road over, considered that they were entitled to charge the owners with the full amount of the cost of doing so, and a claim of something like 10s. a foot on the frontage was made.

Then, again, on a cross road, where the frontage to the road was not a building frontage, nobody seemed to be responsible for the cost of repair. In one case he remembered a road which was really a leading road to a railway station, and which was in a neglected condition; but the parish would not apply the rates to putting it in order. No one had a building frontage on it, the frontages being only return frontages, and thus, between the parish and the adjoining owners, the unfortunate inhabitants who were compelled to use the road had to put up with a wretched thoroughfare. He thought that some means ought to be devised to get rid of such a difficulty.

Mr. HODGE, in reply, said he felt that his Paper was far from perfect. There were, no doubt, many things in it which he ought, perhaps, to have expanded, and others which he might, perhaps, have contracted; but he had done his best to summarise the law, and was very grateful to think (as he gathered from the remarks of some of the Members of the Council) that his Paper might receive the Institution's *imprimatur*, as dealing usefully with the existing laws with regard to highways.

THE CHAIRMAN said he did not think it necessary to add anything on this subject. He agreed with his friend Mr. GARRARD that great difficulties sometimes existed in getting roads made up and taken over by the authorities. Having himself been much concerned with suburban estates, he had found the chief difficulty to lie in the fact that the by-laws of the various parishes were so different, and therefore not easy to comply with, particularly if the estate to be dealt with lay in two or three parishes.

He thought Mr. HODGE had shown a very excellent example, as a young Member, in reading this Paper, which could not fail to be a useful source of information and reference for all who were in any way connected with highways. The Members were very much indebted to him; and he joined cordially in the hope that, in the future, the younger men would take a more active part than they had done in the past in the discussion of professional topics.

The vote of thanks having been put and carried by acclamation, the Meeting adjourned.

ON THE BASIS OF THE COST OF WHEAT GROWING.

By PROFESSOR JOHN WRIGHTSON (Associate).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, January 19th, 1891.*

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

THE subject which I have the honour of bringing before you this evening is a difficult one. It might even be considered to be impossible of solution, on the ground that the expenses of various crops in a rotation are inextricably interlaced, and the relations between crop growing and stock raising are too close for analysis or separation.

I shall not weary you with a preface, but will at once proceed to explain my views upon the subject before us. Estimates as to the cost of wheat production have been very often made, but I have been so much struck with their general unfairness that I am glad of the opportunity of explaining my objections to most of them before this famous and powerful Society, of which I am proud to say I am now an Associate. You will, I am sure, excuse me if I at once enter on my task by making the assertion that, in the case, at least, of "sitting" tenants, and for purposes of estimating the actual cost of production,

TILLAGES SHOULD BE ESTIMATED AT COST PRICE.

It is too much the custom to estimate the costs of tillages at valuation prices rather than at cost price. This is unfair, because it must be granted that, in valuing tillages, some

profit is allowed to an outgoing tenant for work, possibly unwillingly, performed for his successor. The cost of tillage operations is not equal to the valuation price ; and if a valuation scale is adopted, it is evident that a profit has been allowed upon each separate act of husbandry, and it would be scarcely just to still expect a large profit upon the crop which has been so severely charged. Again, valuation prices are not based upon the practice of the best farmers, but upon average management, capable of improvement. I shall therefore endeavour to go beyond valuations between outgoing and incoming tenants, and show the prime cost to a sitting tenant of growing a crop of wheat.

COST OF HORSE LABOUR.

One fundamental question connected with the prime cost of tillages is the cost of maintaining a horse upon a farm for one working day. It is necessary that a unit should be obtained applicable upon an average to the entire year. I submit to this learned assembly that the cost of horse labour is often greatly over-estimated. The fall in prices experienced during late years must have greatly reduced the cost of maintaining horses. The fall of rents alone has affected the actual cost of keeping all animals materially, while the low prices of maize and oats have exerted a still more marked effect.

This question is better kept entirely separate from that of manual labour. The carter's and carter-boys' wages are known precisely from the pay-sheets, and must not be again added to the cost of horse maintenance. It is now many years ago that the late Mr. JOHN ALGERNON CLARKE estimated the cost of keeping a horse at £44 per annum, but this included the share of wages paid to his attendant. Mr. CLARKE's object was to show the saving effected upon a farm by substituting steam for horse cultivation, and, in

this case, he was justified in taking wages into account. When the cost of horse labour is estimated at 2s. 6d. or 3s. per day, it is often uncertain whether the man or boys' wages are included.

In estimating the cost of maintaining a horse upon a farm, the general principle should be that of a covering estimate, and if the various items of food, shoeing, harnessing, depreciation, interest, &c., are fairly taken, a farmer's horse ought not to cost more than £26 to £28 per annum.

I arrive at this conclusion in the following way:—

Food.—

May 27th to September 30th.

126 days = 18 weeks.

				Cost per Week.	
				£ s. d.	s. d.
18 bushels of oats at 2s.	...	...	1 16 0	2 0	
18 weeks' grazing at 2s.	...	...	1 16 0	2 0	
18 weeks' cut fodder at 3s.	...	...	2 14 0	3 0	
				£6 6 0	7 0

October 1st to May 27th.

238 days = 34 weeks.

				Cost per Week.	
				£ s. d.	s. d.
68 bushels of oats at 2s.	...	...	6 16 0	4 0	
8½ bushels of beans at 4s.	...	...	1 14 0	1 0	
17 cwt. of hay at 3s.	...	...	2 11 0	1 6	
Straw chaff	...	...	1 10 0	0 10	
				£12 11 0	7 4

I have allowed 1 bushel of oats with grazing at night and cut fodder during summer, and 2 bushels of oats with ¼ bushel of beans, ½ cwt. of hay per week and cut chaff during the winter, and I find the cost of food to be £18 17s. for the entire year. In this estimate the use of straw for litter is set off against the value of the dung.

Stabling.—Under this head would be included the expenses incidental to lodging a number of horses, such as a supply of combs, brushes, lanterns, candles, buckets, forks, &c. There are also certain expenses connected with keeping up harness, mangers, racks, pavements, and stable fittings generally. As to rent for farmer's stables, it seems unnecessary to charge any, because we are accustomed to look upon rent as a per acre charge levied upon the total area of the farm, and it is charged accordingly upon each field in due proportion, but not upon house, stables, and buildings. I shall charge the horses £1 per head per annum for all expenses connected with the stable utensils, &c.

Litter.—I propose to sink this item entirely. Having charged market price for horse corn, we are entitled to credit the horses with the manurial value of the residue. According to Sir JOHN LAWES, the manurial value of 1 ton of oats, after passing through the animal body, is £1 10s. 9d., and the manurial value of 1 ton of beans is £3 3s. 5d. Now, each horse is allowed 86 bushels of oats per annum, besides 1 quarter of beans, which latter will not leave an appreciable value in manure residue. I shall therefore add the $8\frac{1}{2}$ bushels of beans to the oats, making 94 bushels, all to be taken at 40 lbs. per bushel. This gives 3,760 lbs., or 1 ton 13 cwt. 3 qrs., the residual manurial value of which will be £2 11s. 1d.

Straw Chaff.—Two bushels of straw chaff weigh 10 lbs., and during the winter a horse will eat (in 238 days) 2,380 lbs., which I value, less its manurial value, at £1 10s.

Shoeing and Smith's Work.—The blacksmith's bill may be taken at £2 per horse. BAYLDON puts it at £1 10s., and MORTON at £3 7s. 6d., including all smith's work on the implements and horses. Confining myself to what strictly belongs to the horses and implements, I think £2 fair.

Harness.—I adopt Mr. MORTON's estimate of 13s. 3d.

per horse per annum as probably rather above the cost usually incurred.

Depreciation and Risk in the case of old horses, and idle time and risk in the case of young ones, may be taken together. If the average value of a farm horse is taken at £30, these items may be taken, as covered, at 10 per cent., or at £3 per annum including farrier.

Interest would be ordinarily charged at 5 per cent. on £30, or at £1 10s. per horse per annum.

Attendance.—As already mentioned, all manual attendance is better taken in the weekly wages account, and therefore must not be charged against the horses. On the other hand, it is true that, to a certain extent, horses and hands are kept to wait upon horses, as, for example, to cart green fodder. It is difficult to estimate such an item as this, but one pony or horse and boy would be able to do such work for a large number—say for 100—and if this be granted, $\frac{1}{100}$ th part of the keep of one horse and boy would be charged against each horse on this account. Roughly taking the cost of maintenance at £40 per annum, each horse would be debited 8s. per annum for this particular.

Summarising these various items, the total cost of maintaining a horse upon a farm may be stated as follows:—

	£	s.	d.
Food - - - - -	18	17	0
Accommodation - - - -	1	0	0
Litter - - - - -			—
Harness - - - - -	0	13	3
Shoeing and blacksmith - - -	2	0	0
Depreciation and risk - - -	3	0	0
Interest - - - - -	1	10	0
Attendance (horse labour) - -	0	8	0
	£27	8	3

COST PRICE OF HORSE LABOUR PER DAY.

In estimating the actual cost to the farmer of horse labour, it is necessary to make an estimate as to the number of working days in the year. I get rid of the broken days due to sudden rain or compulsory idleness, by taking into account the fact that during summer the horses often work many hours beyond usual time, and allowing one to stand against the other. Of the entire year of 365 days, I take out

52 Sundays
3 holidays
30 days unfit for tillage or out-door work
—
85 days
==

I think this is liberal, except in the case of the stiffest clay soils, which can only be worked or carted upon in favourable weather. This leaves a balance of 280 days over which the expenses of maintaining horses must be spread, and the result of such a calculation is 1.95s. per working day.

The above is, at least, an honest attempt to find the cost of horse labour per working day, and I am not aware that any item has been omitted. If my food estimate is too low, or if anything has been overlooked, I hope discussion will bring it out. In the mean time, I assume the actual cost, for practical purposes, to a farmer of keeping up his horses at 2s. per working day.

A TABULAR VIEW OF COST OF HORSE LABOUR.

As the above figure is lower than is generally assumed as to the cost of keeping farm horses, I have constructed a table upon the basis of 280 working days in a year. The

daily expense of maintenance is assumed to begin at 1s. 10*d.* per day, and is taken up to 2s. 6*d.* by gradually increasing the assumed cost by 1*d.* per working day. The result is as follows:—

s. d.				Cost per Annum.		
				£	s.	d.
At	10	per working day	-	25	13	4
„	1 11	„ „	-	26	16	8
„	2 0	„ „	-	28	0	0
„	2 1	„ „	-	29	3	4
„	2 2	„ „	-	30	6	8
„	2 3	„ „	-	31	10	0
„	2 4	„ „	-	32	13	4
„	2 5	„ „	-	33	17	8
„	2 6	„ „	-	35	0	0

I can see no objection to assuming 2s. per working day, and £28 per annum as the cost of horse maintenance for purposes of calculating tillages, and this figure may be used as covering all expenses of horse labour on farms throughout the year.

COST PRICE OF TILLAGES.

We are now in a position to take out the cost price of tillages.

The wages of men are too high to employ in such estimates, as boys do a great deal of team work on all farms. If then I place the wages low, it is because boys receiving 8s. to 10s. per week are competent to plough and harrow, although men receiving 15s. a week are also frequently engaged in the same operations. The average wages of men and boys is not likely to reach 2s. per day. I therefore am well justified in putting the horse and his attendant at the same figure per day, namely 2s., according with a well-known *dictum*, that a labourer and a horse cost about the same, as items of labour.

Ploughing.—If 2 horses and 1 lad can plough one acre a day, the cost would be expressed thus:—

	<i>s.</i>	<i>d.</i>
2 horses at 2s. - - - -	4	0
1 lad or man at 2s. - - -	2	0
	6	0

If only $\frac{3}{4}$ acre is ploughed in the day, the cost would be 9s. 4d. per acre.

If 3 horses and 2 lads are employed, the cost would be, if one acre is ploughed:—

	<i>s.</i>	<i>d.</i>
3 horses - - - -	6	0
1 lad - - - - -	2	0
1 „ - - - - -	1	0
	9	0 per acre.

If only $\frac{2}{4}$ acre is ploughed, the cost per acre would be 12s.

While it is true that too often less than an acre is ploughed in a day, it is also true that occasionally more than an acre is turned over, and it may be fairly assumed that on 2-horse land ploughing ought not to cost more than 7s. to 8s. per acre.

Other Tillages—Harrowing.—One lad and 2 horses should do 16 acres a day of harrowing, and at 7s., the cost per acre would be $5\frac{1}{2}d.$ Dragging with 4 horses would cost about double, or $10\frac{1}{2}d.$ per acre. Rolling 13 acres a day with 2 horses would cost $6\frac{1}{2}d.$ per acre. Drilling with 4 horses would cost (at 13 acres per day) a trifle over 1s. per acre. The cost of carting out 16 loads of manure and spreading it, would be about 7s. 6d. per acre.

PART II.

SHOULD DUNG BE CHARGED?

The cost of manure is one of the heaviest charges usually brought against the wheat crop. I have had before me Mr. DRUCE's report, presented in 1882 to both Houses of Parliament, in connection with the Royal Commission on Agriculture. In this report there are many estimates of the cost of growing crops of all kinds. The analysis of costs includes rents, rates and taxes, seed, manure, cultivation by horses or steam, harvesting, labour, including threshing and marketing, sundries, including tradesmen's bills. On looking over these estimates there is no great difficulty in passing the various items, until we come to manuring.

Here is one relating to wheat growing on light land:—

						£	s.	d.
Ploughing	-	-	-	-	-	0	9	0
Harrowing	-	-	-	-	-	0	1	6
Rolling	-	-	-	-	-	0	2	0
Drilling	-	-	-	-	-	0	2	0
Bird keeping	-	-	-	-	-	0	0	6
Hoeing and weeding		-	-	-	-	0	5	0
Harvesting	-	-	-	-	-	0	15	0
Threshing	-	-	-	-	-	0	10	0
Marketing and delivery	-	-	-	-	-	0	5	0
Manure (and folding)	-	-	-	-	-	3	0	0
Seed	-	-	-	-	-	0	14	0
Rates, &c.	-	-	-	-	-	0	2	0
Rents and tithe	-	-	-	-	-	1	5	0
Total						£7	11	0

Examples of this kind might be multiplied. I will give one more, to illustrate the method usually adopted of

estimating the cost of growing wheat after beans on strong land:—

						Per Acre.		
						£	s.	d.
Rent, rates, tithe, taxes, and interest								
at 5 per cent. on £10 per acre,								
capital	-	-	-	-	-	2	8	0
Manure	-	-	-	-	-	2	15	0
Ploughing and tillage	-	-	-	-	-	0	14	0
Seed	-	-	-	-	-	0	10	6
Drilling	-	-	-	-	-	0	3	0
Hoeing	-	-	-	-	-	0	8	0
Harvesting and marketing	-	-	-	-	-	1	10	0
Total						£8	8	6

In a large number of estimates as to the cost of wheat growing I find the following charges made for manure alone:—

MANURE CHARGED AGAINST WHEAT CROP.

Estimate.	£	s.	d.		
No. 1.—	1	10	0	p. 96	Mr. DRUCE's Report.
„ 2.—	4	10	0	„ 96	„ „
„ 3.—	2	0	0	„ 57	„ „
„ 4.—	2	2	0	„ 57	„ „
„ 5.—	2	10	0	„ 57	„ „
„ 6.—	2	10	0	„ 58	„ „
„ 7.—	3	0	0	„ 59	„ „
„ 8.—	3	10	0	„ 59	„ „
„ 9.—	4	0	0	„ 59	„ „

In No. 2 the total cost of growing an acre of wheat is £10 7s. ; in No. 7 it is £12 5s. ; in No. 8 it is £8 17s. ; in No. 9 it is £9 3s. 6d.

Now, as 40 bushels is a good crop of wheat and 4s. 3d.

per bushel a good price, in these days, the total proceeds could not well be more than about £8 10s. per acre, and would be more likely to be £7 10s. Even if the value of the straw is added there is no margin for profit, and, as the wheat crop leaves the land in an impoverished and fouled condition, we can only conclude from these figures that wheat growing is more than unprofitable—it is disastrous.

I must, however, ask how the tremendous sums of £3 and £4, or even the lower sums of £2 and £2 10s., per acre for manure are arrived at?

No doubt it is easy to see that 20 good loads of dung at 4s. a load is £4; but it is not so easy to show that in applying it the farmer really lays out £4 per acre. There are serious objections to this method of treating the cost of dunging.

Three distinct ways of looking at farmyard manure, as an item of cost, should be kept steadily in view—(1) actual cost of production; (2) market or exchange value; (3) actual or intrinsic value.

These three views as to the value of farmyard manure are constantly being confused.

First, suppose we grant that dung may be valued to a crop at 5s., 6s., or 10s. a ton, each or any of which figures might be defended. The first consequence is, that the cattle which supplied it should be credited with it. The figures would then be thrown from Debtor to Creditor side in numerous accounts, and would never come to rest.

Following out the erroneous system of charging dung against crops, I notice that the charges for this item made in estimates collected by Mr. DRUCE are still more exorbitant. Thus, in giving the cost of producing mangel crops, I notice that manure is charged at £6 18s. and at £6 per acre.

If we grant that farmyard manure may be properly

regarded as a purchased article, and charged at market price, to all crops to which it is applied, we put ourselves, as a matter of book-keeping, into the position of buying dung from our cattle, and, according to the price we charge it against any crops, so must we balance the account by crediting our cattle account with the same amount.

But the complication does not end here. Having committed ourselves to a system of buying dung from our cattle at market price, we ought to sell straw and turnips to them at market price, and to credit our corn crops with straw at market price, and our turnip and mangel fields with their roots at market price, as though sold off the premises. The objections to this are that, first, it is cumbrous, and, second, it is false. Still, it is evident that if a crop of mangel is raised with purchased dung, it may well be sold to the cattle at about 15s. per ton, while, if the cattle are charged for their roots, hay, and straw at market price, they may well be credited with their dung at market price. Hence we should, while charging a mangel crop for dung, insist upon valuing it at 12s. to 15s. per ton to the cattle; credit the cattle with their dung; again debit the wheat crop with dung, and credit it with wheat straw; again charging the cattle for their wheat straw. This would be carrying out the idea of charging dung at market price, but it would be preposterous and of no advantage. It would also be open to the serious objection that the figures used did not represent real transactions, but were, in reality, *bogus* figures, based on assumptions.

On the other hand, in cases where dung is charged, there appears to be little inclination to give credit for the value of the turnips, straw, and hay employed in its manufacture. Of this there is abundant evidence, as for example in a case now before me, in which mangel-wurzel is charged £3 per acre for manure, but the crop is taken to be worth only £6.

Again, wheat is charged £2 15s. for manure, but no mention is made of wheat straw on the credit side.

If turnips, straw, and hay are supplied at what is known as "consuming" price, the presumption is that the manurial value is not taken into account. Again, if turnips, straw, and hay are supplied at consuming price, what right has a farmer to charge manure made from them as though it were purchased?

It is an old principle in farming that cattle feeding is not directly profitable, but pays through the dung left. Hence the Norfolk idea that cattle are manure machines. It is evident that in feeding bullocks there are three possible results:—

- (1) That they pay directly.
- (2) That they balance their own account, and leave neither profit or loss.
- (3) That they directly lose money.

In the first case the bullocks pay. That is, after eating roots, fodder, and cake, all at cost price, they in themselves are profitable. I should be sorry to think that this is not a frequent occurrence both as regards cattle and sheep, especially in our day, when food is cheap. In such cases, to credit such bullocks with the manure they leave is unnecessary, simply because precisely in so far as they are credited, the wheat crop would be debited, and the two sides would balance each other.

In the second case it is true that the bullocks do not leave a profit, but on the other hand they leave dung. But as in the first case, it is unnecessary to encumber the accounts with making a credit and debit item of the dung.

In the third case the bullocks lose money, but leave dung, and this dung is produced at the cost of the loss on the bullocks. In such a case it is true the dung has definitively cost the farmer money, but I had rather allow the

bullocks to bear their own loss, rather than attempt to turn such loss into a profit by crediting them with their manure.

I therefore conclude that dung should not be charged as an expense against a crop, but should be regarded as a part of the land—a product inseparable from the farm—a substance which the incomer may enter upon without charge (except as regards labour expended upon it), and that he must leave it without recompense (except as regards purchased foods, and labour expended upon it).

CHARGING DUNG AGAINST A CROP IS ABSURD.

To charge dung made on the farm against the crops grown seems to me to be absurd. What otherwise is the meaning of consuming value? The total value of a ton of mangel-wurzel is the feeding value *plus* the manurial value. If we assume the feeding value at 7s. 6d. per ton, and take Sir JOHN LAWES' estimate of the manurial value at 5s., then 12s. 6d. is the entire value. But if dung is to be charged, the crop should be credited with its manurial value as well as its feeding value, otherwise the dung has no right to be charged.

A crop of 25 tons of mangel-wurzel would then no longer be valued as

	s.	d.	£	s.	d.
25 tons at	7	6	=	9	7 6
but as 25 tons at	12	6	=	15	12 6

The same principle would be applied to hay eaten on the farm. For if 60s. may be taken as a fair consuming price for clover-hay grown and eaten on the holding, then, if the manurial value has also to be charged, we should not estimate

	£	s.	d.
1½ ton of clover hay at 60s.	-	-	- = 4 10 0
But 1½ ton of clover-hay at (60s. + 41s. 3d.)			
£5 1s. 3d. -	-	-	- = 7 10 7½

The absurdity of burdening a mangel crop with a charge of £3 per acre for dung, and afterwards valuing the crop, which we may suppose to be at least 20 tons, at £6, appears to me to be self-evident.

UNFAIRNESS OF CHARGING DUNG TO ANY ONE CROP.

Here are three estimates as to the cost of growing wheat upon red land near Grantham—

	Total Cost per Acre.		
	£	s.	d.
Wheat on clay fallow - - -	12	5	0
Wheat after two years' seeds on clay	8	17	6
Wheat after seeds on red land -	9	3	6

In these cases dung is charged respectively at £3, £3 10s., and £4 per acre. On what principle is it so charged? Did the farmer buy it? Did it cost him these sums? Did it cost him anything? A crop so burdened with an imaginary charge cannot possibly pay. It would be only common justice to charge it either with $\frac{1}{2}$ or $\frac{2}{3}$, or some reasonable fraction of the supposed cost of the dung; but to overwhelm the wheat crop with the entire costs of fallowing or dunging is ridiculous.

Another reason why a wheat crop should not be burdened with a heavy charge for dung is the durability of the application. As to the amounts ordinarily charged they are mere guesses. The manurial value of the excrements from a good diet given to bullocks may, however, be ascertained theoretically, and is as follows:—

Daily Diet of a Bullock (Average Quantities).			Amount eaten during 20 Weeks' Fattening.		
50 lbs. of mangel ...	...	...	7,000 lbs. of mangel		
10 „ wheat straw ...	...	...	1,400 „ wheat straw		
4 „ linseed cake ...	...	...	560 „ linseed cake		
4 „ barley meal ...	...	...	560 „ barley meal		
6 „ meadow hay ...	...	...	840 „ meadow hay		
12 lbs. of wheat straw for litter			1,680 lbs. of litter		

I shall treat these figures approximately as tons and parts of tons, and apply values to them from Sir JOHN LAWES' tables as to the values of food residues:—

lbs.		T.	cwt.	qrs.	lbs.			Value of Excrements. £ s. d.
7,000	mangel	=	3	2	1	12		0 15 7
1,400	wheat straw	=	0	12	2	0		0 6 3½
560	linseed cake	=	0	5	0	0		0 19 7½
560	barley meal	=	0	5	0	0		0 6 6
840	meadow hay	=	0	7	2	0		0 10 7½
1,680	wheat straw	=	0	15	0	0		1 1 3½
		Total value of residue in						
12,040		manure... ..						£3 19 10

Value per ton = 16s.

The quantity of dung left during 20 weeks would be a balance between food supplied, water consumed, and waste of the body; a very difficult calculation. I shall take an approximate estimate of 1 ton per month, or 5 tons. This corresponds with the weight of the food and litter, as above given, which is about 5 tons 7 cwt. This need not surprise us, because more than half of the weight of the dietary is mangel-wurzel, a watery food; and of the water taken by the animals a great deal must be dissipated in breathing and perspiring.

The absolute value of the excrementitious matter is, according to this estimate, 16s. per ton, without allowing for waste. Sir JOHN LAWES has calculated the money value of dung through eight years, and affixed a descending series of figures. The principle he has adopted is easy of application, although it must be open to all kinds of variations, according to the season, the soil, the condition of the soil, and the description of the crop grown. It is, to deduct one-half for the first year's use, and one-third of the residue for each of the succeeding years. Thus, the total value of manure residue from 1 ton of linseed cake is £3 18s. 6d., and it is distributed over eight years, in the following manner:—

				£	s.	d.	
1st year's value	-	-		1	19	3	
2nd „ „	-	-		1	6	2	} deferred value.
3rd „ „	-	-		0	17	6	
4th „ „	-	-		0	11	8	
5th „ „	-	-		0	7	9	
6th „ „	-	-		0	5	2	
7th „ „	-	-		0	3	5	
8th „ „	-	-		0	2	4	

Applying the same rule to a complex manure worth 16s. a ton, composed as above, we should be able to construct a scale as follows :—

				s.	d.	
1st year's value	-	-		8	0	
2nd „ „	-	-		5	4	} deferred value.
3rd „ „	-	-		3	6 $\frac{2}{3}$	
4th „ „	-	-		2	4	
5th „ „	-	-		1	6 $\frac{1}{2}$	
6th „ „	-	-		1	0	
7th „ „	-	-		0	8	
8th „ „	-	-		0	5 $\frac{1}{2}$	

I must here ask you to observe the difference between the principle of charging dung against a crop, according to its intrinsic or scientific value, and according to the cost of production. The two are not related to each other, for, while it is quite possible that the cost of production may be entirely defrayed by the animals in their increased value, the ascertained value would remain the same, whatever the cost of production might be. My own belief is that cake-feeding pays, and that as the roots, fodder, and litter are grown on the farm and remain there, they ought not to be charged.

A GENERAL VIEW.

If a large arable farm, growing its 200 acres of corn, has upon it 800 tons of dung, in and out of the ground, it may be supposed under good management to have had the same quantity upon it at the commencement of the tenancy, throughout the tenancy, and at the end of the tenancy. The outgoer leaves it to his successor, who uses it year after year, and finally leaves it to his successor. So far as book-keeping is concerned it may as well be left out of reckoning, whatever be its value. It is actually included in the rent, for what would a farm fetch in the market from which all the dung had been removed, and all the means for making it in the form of straw and roots? It is the very life-blood of the farm, circulating through it, and alternately appearing above the surface and disappearing below it. No system of estimating the costs of cultivation can be correct which does anything more with regard to dung than charge the labour upon it.

“COST” OF PRODUCING DUNG.

The most forcible argument in favour of charging dung against a crop is that it not only costs the 4s. a ton or load usually charged, but that this is probably a low estimate. This is an exceedingly wide question, and I am afraid I shall not be able to convince those who allow such a charge to be made. Let me, however, suppose a case. Take a lot of fatting bullocks, valued in on November 1st at £13 each and sold out on April 1st at £23 each. Well, these bullocks have left £10 each, or £2 a month. They, we shall suppose, have been fed on the system detailed a few moments ago, and have therefore consumed during 20 weeks—

T.	cwt.	qrs.	lbs.				Cost Price or Consuming Price.		
							£	s.	d.
3	2	1	12	Mangel, at 7s. 6d. per ton	...	...	1	3	4½
0	12	2	0	Wheat straw, at £2	„	...	1	5	0
0	5	0	0	Linseed cake, at £8	„	...	2	0	0
0	5	0	0	Barley meal, at £6	„	...	1	10	0
0	7	2	0	Meadow hay, at £3	„	...	1	2	6
0	15	0	0	Litter, at £2	„	...	1	10	0
Add for 1½ extra weeks, at 8s. 6d. per week							8	10	10½
Add also labour at the rate of $\frac{1}{10}$ part of a man's wages,							0	12	9
at 12s. a week							0	6	0
Risk, at 5 per cent.* on £20 for 20 weeks							0	7	6
							£9	17	1½

These bullocks, after paying for food, litter, attendance, and risk, have cleared themselves and left 5 tons of dung, produced at no expense. In this calculation, the bullocks have cost and paid about 9s. a week. They have had, on an average, 8 lbs. per day of cake and corn. We have sold our roots to them at 7s. 6d., and our straw at £2 per ton, and they have paid the whole of the cake and corn bill. I contend that they have done fairly well, but not more.

I can give other cases. Fattening sheep ought to pay 1s. a week, and the cost of their maintenance is less than 1s.; therefore their dung is not a cost. I take out the cost of sheep keep per week as follows:—

	d.
1 cwt. (16 lbs. per day) of roots, at 3d. per cwt.	3
7 lbs. of cake and corn at 6s. per cwt. - -	4½
7 lbs. of hay, at 3s. per cwt. - - -	2¼
$\frac{1}{250}$ of wages of attendant, at 12s. a week,	
about - - - - -	0½
Other labour - - - - -	0½
Hurdles, trough, &c. - - - - -	0½
Risk, at 5 per cent. on 50s., about - -	0½
	11¾

I have, in this case, sold my turnips at 5s. per ton and my hay at £3 per ton, paid for cake and corn, attendance, and discounted my risks, all for 11 $\frac{3}{4}$ d. a week. Sheep so treated would probably pay more than 1s. per week.

I wish, incidentally, to point out that root crops and fodder crops in these cases are sold to live stock at a remunerative price upon the cost of production, and that I am making good the estimate I shall put on their value presently.

THE VALUE OF THE DUNG.

What then is the value of the five tons of dung which has been produced without cost? It may be either viewed as a manufactured article or a waste product, but in either case it has been shown to be possibly worth 16s. a ton, and if this immediate value is dispersed over eight years instead of being immediately repaid it will actually bring back, in that time, 21s. 10 $\frac{3}{4}$ d. per ton. So far as my argument is concerned, it is not important to assume such figure. The late Dr. ANDERSON, many years ago, valued good dung at 12s. a ton, and I have just assessed the value of the food residues at 16s. per ton of dung. There is no doubt that the present and prospective value of a ton of dung is very considerable, but it is important to notice that the intrinsic value of the dung is *not* the cost of production, or in any way related to it. I have, however, I hope previously made this fact fully apparent.

[AN ESTIMATE OF THE COST OF WHEAT GROWING.

The estimates usually given as to the cost of wheat growing are not necessarily excessive, but they are incorrect and unfair.

The tillages are severally estimated far above prime cost. Dung is charged as though it were bought, and both it and various operations intended to benefit the land throughout a rotation are all thrown upon the wheat crop. Any proper

estimate must take the entire rotation into account, and the result must be a gross profit of such an amount as to bear being discounted or "pulled at" on account of unlooked-for expenses, general expenses, risks of bad harvests and bad seasons. If there is not a large gross profit, it is not to be expected that even a living net profit can be looked for.

I propose to leave dung entirely out of sight, and place such a value upon straw, hay, and turnips, and all fodder crops as they would be likely to realise, when consumed by cattle and sheep. Tillage operations I shall value as nearly at prime cost as possible, rather over than under-stating them. With these precautions we may now endeavour to estimate the cost of producing four years of crops upon the four-course system, and if the paper profit or margin seems to be too high, it must be remembered that it ought to be so in any prospective statement of a sound business. I shall assume a soil of medium quality, capable, under good management, of yielding on an average eight sacks of marketable wheat, nine sacks of barley, one and a half tons of hay, fifteen tons of swedes or turnips, and twenty tons of mangel.

Although rent is not, properly speaking, an expense, but part of the profits of farming paid to the landlord, yet it must be viewed as an expense by the farmer. In making estimates of cost of growing crops, it would be justifiable to leave rent out, and then see what rent or what proportion of a gross profit might be offered as rent. From a farmer's point of view, rent is, no doubt, a substantial expense, and but little is gained by omitting it. It is difficult to fix it, but land capable of bearing such crops as are above mentioned could scarcely be expected to pay more than £1 per acre tithe free, and the rent, rates, and taxes should not be higher than £1 7s. 6d. per acre.

As to interest, I have never seen the propriety of charging

it on farming capital as an expense. Interest is profit. Dividends are profit. Railway companies pay a profit in the form of interest to shareholders, and I know no form of dividend but what comes out of profits. The man who employs his own capital hopes to make a profit, and if he can only make 5 per cent. he is no better off than if he invested it. Still, if only 5 per cent is made, it is in the nature of profit, and if 10 per cent. is made, he is making 10 per cent. profit. It is true that if farming is unprofitable we lose our interest. But if farming capital pays interest, it is paying something, and that something is certainly profit. If farming pays 7 per cent., you cannot say that it only pays 2 per cent. net, and hence I shall not put interest in as a charge.

I have already quoted estimates as to the cost of wheat growing ranging from £9 to £12 per acre. I will now take an estimate from the pages of Mr. DRUCE's report, and side by side place one of my own, accepting the tillages given, but altering the costs in accordance with my own views. This estimate was made in 1881 and seed has gone down in price, but the rent is moderate and may be allowed to stand. The estimate is for light land in the north-west of Suffolk, and runs as follows:—

ORIGINAL ESTIMATE, p. 96, MR. DRUCE'S REPORT. 1881.							AMENDED ESTIMATE. 1890.		
	£	s.	d.				£	s.	d.
Ploughing...	0	9	0	...	...	...	0	7	0
Harrowing	0	1	6	4 at 5½d.	...	...	0	1	10
Rolling	0	2	0	(? 4-horse)	...	...	0	1	0
Drilling	0	2	0	...	...	...	0	1	0
Birdkeeping	0	0	6	...	...	...	0	0	6
Hoeing and weeding	0	5	0	Weeding only	...	...	0	1	0
Harvesting	0	15	0	...	...	...	0	12	0*
Threshing...	0	10	0	...	...	...	0	6	0†
<i>Carried forward</i>	2	5	0		<i>Carried forward</i>		1	10	4
* Cutting with Reaper		s.	d.						
Tying-up		2	0	† Putting all expenses of machinery at £3					
Carting and rick building		5	0	per day, and the result at 90 sacks per					
Thatching		3	0	day, the cost is 8l. per sack, or 6s. on a					
		1	4	9-sack crop.					
		11	4						

	£	s.	d.		£	s.	d.
<i>Brought forward</i>	2	5	0	<i>Brought forward</i>	1	10	4
Moving and winnowing...	—			...	0	1	0
Marketing and delivery	0	5	0	...	0	5	0
Manure (muck & folding)	3	0	0	Labour only ...	0	10	0
Seed	0	14	0	...	0	12	0
Rates	0	2	0	...	0	2	0
Rent and tithe	1	5	0	...	1	5	0
	<u>£7 11 0</u>				<u>£4 5 4</u>		
Yield 9 sacks, at 16s. ...	£7	4	0	Yield 9 sacks, at 16s. ...	£7	4	0
Straw		2	0				
	<u>£9 4 0</u>						
Profit	£1	15	0	Profit	£2	18	8

Mr. SMITH, of Woolston, contributed a good estimate as to the cost of growing $8\frac{1}{2}$ acres of wheat during the present year to the *Agricultural Gazette* of November 17th, and the general result was that his $8\frac{1}{2}$ acres actually cost him £32 17s. 9d., to which rent, tithes, rates, and interest were to be added.

The total expenses including these items amounted to

	£	s.	d.
Tillages - - - -	32	17	9
Rent - - - -	8	10	0
Tithe - - - -	1	14	0
Rates and taxes - -	2	14	6
Interest - - - -	3	10	0
Total - - - -	<u>£49 6 3</u>		

Or £5 16s. per acre, which seems a low estimate for clay land of the strength of that around Bletchley and Woolston. Mr. SMITH, however, introduced in his estimate for the previous crop of beans an overpowering figure in the shape of 90 tons of dung for the same $8\frac{1}{2}$ acres, at 8s. per ton, and declares that this is 1s. 6d. below the cost price and labour on the same. If this expenditure was actually incurred, no

one can object, but I take leave to observe that on ordinary farms, where manure is made at home, this is inadmissible.

The result on the wheat was not unsatisfactory, although Mr. SMITH having charged £36 for dung on the previous bean crop, and lost heavily upon it, is not satisfied. He, it is true, in return, credits the beans and the wheat with their straw; but no cropping could possibly stand a charge of 8s. per ton for dung. So far as the wheat is concerned, the yield was:—

38½ qrs. of white wheat, at 33s. 6d. = £64 1s.

I will not follow him in valuing the straw, but merely mention that the profit on the wheat crop amounted to £1 14s. 8d. per acre. If anyone could be justified in charging dung, it would be Mr. SMITH, as he crops his land alternately with wheat and beans, both saleable crops, and if he actually sells both straw and corn, and buys dung, I think it is quite right to charge it. The price of 8s. per ton, however, appears high.

I will now give my own estimate as to the cost of a rotation, and the produce of the same at sale or consuming value according to the destination of each crop.

1ST YEAR (ROOTS).

COSTS.			RETURNS.		
	£	s. d.		£	s. d.
Twice steam cultivating	1	0 0	15 tons of swedes,		
4 drag harrowings, at			valued at a consum-		
10½d.	0	3 6	ing price of 7s. per		
1 rolling	0	0 6½	ton	5	5 0*
4 harrowings, at 5½d. ...	0	1 9			
2 chain harrowings, at					
5½d.	0	0 10½			
Couching and burning...	0	6 0			
1 ploughing	0	7 0			
Various dressings as					
above	0	6 8			
Couching and burning...	0	3 0			
Filling, carting, and					
spreading dung ...	0	10 0			
1 deep ploughing ...	0	10 0			
1 spring ploughing ...	0	8 0			
Dragging and harrowing	0	5 3			

[* Or this might have been taken at 7½ sheep maintained for 28 weeks, at 6d. per week, which would give a consuming value of £5 5s.]

	£	s.	d.	£	s.	d.
Raking off couch ...	0	3	0			
Rolling before drill ...	0	0	6			
Drilling with water ...	0	5	0			
Harrowing after drill ...	0	0	5½			
Rolling after drill ...	0	0	6			
Horse hoeings ...	0	4	0			
Hand hoeings ...	0	10	0			
	5	6	0½			
Seed ...	0	2	0			
Superphosphate, at 3s....	0	9	0			
Rent, rates, taxes ...	1	7	6			
	£7	4	6½	£5	5	0

2ND YEAR (BARLEY).

COSTS.				RETURNS.			
		£	s. d.			£	s. d.
1 ploughing	0	8	0	4½ qrs. of barley, at 28s.			
1 do.	0	8	0	per qr.	6	6	0
4 draggings	0	3	6	Straw, at consuming			
1 rolling	0	0	6	value	0	14	0
4 harrowing	0	1	9				
1 drilling	0	1	1				
3 bushels seed, at 4s. 3d.	0	12	9				
1 harrowing	0	0	5½				
1 rolling	0	0	6				
Harvesting	0	12	0				
Threshing	0	6	0				
Dressing and winnowing	0	0	6				
Marketing	0	5	0				
Rent, rates, taxes, &c....	1	7	6				
	£4	7	6½		£7	0	0

3RD YEAR (SEEDS).

COSTS.				RETURNS.			
		£	s. d.			£	s. d.
Seeds and sowing ...	0	13	6	1½ tons of hay, at 60s.	4	10	0
Rolling	0	0	6	Grazing	1	0	0
Haymaking	0	10	0				
Rent, rates, and taxes ...	1	7	6				
	£2	11	6		£5	10	0

4TH YEAR (WHEAT).

COST PER ACRE.				RETURN PER ACRE.			
£ s. d.				£ s. d.			
Carting and spreading				4 quarters of wheat, at			
dung	0	7	6	34s.	6	16	0
Ploughing (3 horses) ...	0	10	0	Straw, at consuming			
Pressing	0	3	0	value	0	14	0
Broad-casting (1 horse)	0	0	6				
Seed (3 bushels, at 4s. 3d.)	0	12	9				
Pickling seed	0	0	6				
4 draggings	0	3	6				
4 harrowings	0	1	9				
Bird scaring	0	0	6				
Spring rolling	0	0	6				
Spring harrowing	0	0	6				
Bird scaring	0	0	6				
Harvesting	0	15					
Threshing (at 8d. per							
sack)	0	5	4				
Winnowing	0	0	3				
Marketing	0	5	0				
Rent, rates, and taxes...	1	7	6				
	£4	14	7		£7	10	0

and above the £1 per acre. If the cost estimates are low, it must be allowed that there is also room for increasing the returns.

How much the farmer's success must depend upon live stock is evident from these figures, and much must depend upon the class of animals maintained to consume the root and fodder crops.

It cannot, however, be said that wheat, any more than clover or barley, is grown at a loss. The profit must be looked for throughout the whole rotation, and may even in some cases be associated with the root crops.

Next, as to cake and foods purchased, which so often constitute a heavy item. They should be employed in moderation, and, if judiciously used, will be paid for by the animals consuming them. If cake is largely fed I should expect proportionately larger crops at every period of the rotation than are assumed in the above estimates.

In concluding this Paper I wish to express my own feeling, that no estimates as to profits made upon the above principle can be absolutely depended upon. The various questions discussed are, however, of practical value. One thing they clearly show—that the receipts in ordinary farming are small when compared with those of other businesses, and that the conflict between expenses and returns is very close. There is no large margin of profit to work upon, and we must conclude from these figures that the farmer, who manages to pay his rent, and, at the same time, make a similar sum for himself, is a good manager.

Lastly, in taking the Norfolk rotation as my type, I have not forgotten that wheat may follow roots as well as clover. There would, however, be little gained by letting wheat take the second place in the rotation instead of barley, as there is scarcely any appreciable difference between the two crops for purposes of profit.

Mr. E. P. SQUAREY (Past President) said it was with very great satisfaction that he rose to propose a vote of thanks to Professor WRIGHTSON for the most interesting and suggestive Paper which he had just read. But before dealing with the subject under discussion he felt sure that he should command the sympathy of all Members present if he ventured to recall to their minds the fact that Professor WRIGHTSON had recently undergone a severe ordeal by fire, in the destruction of the Downton Agricultural College. He was sure he spoke for everyone present when he expressed a most sincere hope that the undoubted energy of Professor WRIGHTSON and his coadjutor, Mr. SILAS TAUNTON, would enable the college to spring up again with renewed vitality and power from its ashes.

The Paper was interesting from many points of view. It was more particularly so because it went in the closest manner into the cost of farming and the endeavour to make it profitable; and he was sure that, when carefully read by Members at their leisure, all would arrive at the conclusion that it disclosed a very large measure of analytical power, entitling it to most careful and attentive study.

Some points, however, had occurred to him which he thought called for consideration. Professor WRIGHTSON had said that the cost of tillage operations was not equal to the valuation price; that if a valuation scale were adopted it was evident that a profit had been allowed upon each separate act of husbandry, and that it would be scarcely just to still expect a large profit upon the crop which had been so heavily charged. Now, as a member of a firm that had a great deal to do with farming valuations, and which, therefore, came constantly under the notice of himself and his partners, he ventured to differ from that conclusion. He ventured to say distinctly that if a valuation

left an undue profit—if it left, indeed, anything more than the actual bare reasonable cost of the operation to the outgoing tenant who performed that operation and who was paid for it, then the valuers had misinterpreted their duties. If the point had been placed before his respected partner Mr. RAWLENCE, who had passed a long life in dealing with these questions, or before his partner Mr. CANNING, who applied himself specially to this subject, he felt sure they would at once remark that the intention was that the valuations paid for to the outgoing tenant by the incoming tenant should represent really and truly the intrinsic cost of the operations performed, and no more.

In the second part of his Paper, Professor WRIGHTSON had dealt very capably with the question of dung. He agreed with the Professor in his general assertion that dung should not form an item in estimating the cost of growing wheat; but the theory, like most other human theories, did not apply in every case. There were cases in which straw, hay, and the whole of the manurial products of the farm were sold absolutely, and their loss replaced by purchased manure.

In the Essex districts near London there was an accurate measure of the value and the cost of dung, in the shape of the price at which it was delivered by the hauliers in the neighbourhood of Ilford, Romford, and in the surrounding districts, where everything was sold off the farm, and all the manure was brought back from London by these hauliers. In such a case it was easy to ascertain exactly what the cost of the manure was, but in the broad average of cases dung was a waste product of a farm, which served to maintain in a greater or lesser degree (as it was more or less skilfully used) the condition and productive power of that farm. Therefore he thought that the Professor was quite right, as a broad general principle,

in eliminating this charge in estimating the cost of growing wheat.

The table given of the 280 days during which farm horses might be expected to work was a very interesting one. He believed that it probably represented pretty accurately the state of the case, but there was one point upon which he was at variance with the Professor. Assuming that those 280 days were devoted to the ploughing, either by two horses or by three, or in some cases four horses, he did not think that the result of that labour would be represented by quite an average of an acre a day.

In the tabular statement 85 days were deducted, and then one saw :—“If two horses and one lad can plough one “acre a day, the cost would be expressed thus:—

				<i>s.</i>	<i>d.</i>
“ Two horses at 2s.	-	-	-	4	0
“ One lad or man at 2s.	-	-	-	2	0
				6	0 ”

His (Mr. SQUAREY’S) impression was that the cost of ploughing was more than the price named, and that, from varying causes, the practical working was, that the area ploughed was not on the average a full acre per day. Of course, some days it was more, but on more days it was very much less, and therefore the cost of ploughing was, he thought, not sufficiently reckoned in the statement, or, if it were, the valuers, as Professor WRIGHTSON had said, were utterly wrong. Then, the cartage of the manure was clearly a factor, and the cost of such cartage was, he thought, on an average more than was estimated in the Paper.

The Professor had given a most minute and careful analysis of the expenditure on each crop; in growing the roots, in the management and the consumption of the roots, and the

expenditure on the sheep and cattle in each case, and he had brought forward, apparently, an analysis of the whole labour expenditure on the farm. He (Mr. SQUAREY) would remark, however, that, about 1865 to 1870, he for some years made yearly analyses of the expenditure of farm labour on his farm, then about 1,100 acres, where the labour bill amounted to between £1,100 and £1,200 a year, and he came to a conclusion which led him to make this criticism on the Professor's labour expenditure. When he had allocated, by the closest and most careful analysis, every penny of expenditure to the various operations on the farm, he found that, although the result of his 52 weeks' labour amounted to something like £1,200, he could only practically account for an expenditure of between £800 or £900, and there was about £250 of surplus labour, such as "Jack, go and clean up the rickyard," "Tom, go and clean out the ditch"—odds and ends—the thousand and one things that there were in farming which did not exist in other businesses, but which went to make up a large proportion of expenditure which could not practically be allocated to any particular item. That expenditure was not, however, referred to in the various interesting analyses of expenditure set forth by the author.

He quite agreed that Mr. DRUCE's original estimates of the cost of wheat growing in 1881 seemed to be rather excessive. Still, he would hardly like to go into the business of farming on the estimates of expenditure that the author had given on page 144. £4 5s. 4d. did not seem to him to be enough. For instance, the cost of harvesting had been, he thought, estimated too low, though it was, of course, true that the cost of harvesting was not quite so much as it formerly was. Again, the cost of carting and spreading manure was, as he had said, on an average more than

10s. per acre. It was necessary to take into consideration the loading, the cartage, the unloading, and the spreading, and he did not think that on an average farm all this could be fairly expected to be done for anything like 10s. per acre. Again, he ventured to suggest that 36 bushels an acre (9 sacks) was a larger crop than might, on an average, be reasonably expected.

Turning to the profit which the Professor showed on his rotation, his (MR. SQUARF-Y'S) experience did not lead him to expect a profit of £1 11s. 8d. per annum per acre from a four years' rotation. It was difficult to say where the money slipped through one's fingers, but he did not think the working of the best farmers of the day, during the past few years, at the prices which the Professor had charged, would show such results as he had referred to, except in very exceptional cases.

Before sitting down, he desired to say once more that the Members of the Institution owed their best thanks to Professor WRIGHTSON for the very valuable Paper he had read.

MR. D. WATNEY (Fellow) said he rose to second, most heartily, the vote of thanks for the very interesting and able Paper read by Professor WRIGHTSON. He could not at once quite agree with the conclusions arrived at, but, as it was almost impossible to criticise a Paper of this kind immediately upon hearing it, he felt he would be expressing the wishes of the Meeting if he moved an adjournment, to allow time for more careful consideration of the facts and figures, before the discussion was further continued. He, personally, felt very deeply indebted to Professor WRIGHTSON for the very lucid way in which he had dealt with a somewhat complex and difficult subject, and for the very great pains

he must have expended in order to produce a Paper so complete in every detail as that to which the Meeting had listened with so much interest and profit.

Professor WRIGHTSON said that, as his other numerous duties might render it impossible for him to attend the next Meeting, he would, in a few words, deal with one or two of the objections which had been raised with regard to his estimates. He thought Mr. SQUAREY, in his very able and very kind remarks, fairly foreshadowed the kind of criticism to which the Paper would be subjected, and he would, therefore, just answer very briefly some of that gentleman's remarks. The opinion that valuation prices coincided with actual prime cost certainly rather surprised him, for it was very evident that in valuing such things one must either estimate them exactly at cost, below cost, or above cost, and he certainly thought that in all fairness to an outgoing tenant, the cost of his tillages should neither be taken at their precise cost nor below it, but rather above.

A most experienced valuer stated to him some time ago that these valuation costs were not based upon the practice of the best, most intelligent, and most able farmers, but were meant in some degree to take into account the more slovenly and less exact system in which operations were carried out by what might be termed the rank and file of farmers. And he thought he was perfectly right.

In estimating the absolute cost of wheat growing, he thought one was entitled to take the cost on the assumption that all operations were conducted upon the best possible principles, whereas in making a valuation, one would probably take the cost as rather above what might be called the average or ordinary cost, so that the farmer who was leaving should have some kind of profit, as an inducement

to him to carry out the tillages for the benefit of his successor. He did not, however, wish for one moment to contest the point with a valuer of Mr. SQUAREY's experience, but would rather sit at his feet very wishful to learn, and very much obliged for the light which his remarks had thrown on the subject.

He was glad to find Mr. SQUAREY in agreement with him that, as a general proposition, dung should not be charged, and the exception quoted was one which he (the author) would never have dreamed of denying. Of course, when straw was sold dung was bought, and his argument throughout was that if the dung was supposed to be bought the straw must be supposed to be sold. He had made the two conterminous and co-extensive with each other.

As to the cost of ploughing, and the amount of land which could be ploughed in a day, Mr. SQUAREY thought that 7s. an acre was too low an estimate, and that an acre per day was too much to reckon upon getting done. In the Paper he had not tied himself particularly to an acre a day, although he knew one part of England in which a great deal more than that was ploughed. The late Mr. GEORGE ANGUS, of Keswick, well known in the neighbourhood of Driffeld, in Yorkshire, had told him that on his chalk land in the Wolds a lad and a pair of horses would do two acres a day of ploughing. He was, after extensive experience in other parts, so struck with the statement that he wrote to Mr. ANGUS, a year or two ago, to know if his memory was correct on the point, and received a reply entirely confirming the statement. When the late JAMES HOWARD came from America, some years ago, he read a Paper upon things in America, before the Farmers' Club, and in it remarked that an American farmer was not content with two acres a day.

MR. SQUAREY: Such as it is.

Professor WRIGHTSON said he would be very sorry to put himself out of court as a practical man by saying that a certain amount of work was done which was not done; but on the whole he thought it well to take as a basis one acre a day, as about the best unit or fixed point around which to work.

He would ask Mr. SQUAREY's attention to the point that he had expressly said at the end of page 142 that "any proper estimate must take the entire rotation into account, and the result must be a gross profit of such an amount as to bear being discounted, or 'pulled' at, on account of unlooked-for expenses, general expenses, risks of bad harvests and bad seasons." He had purposely left those items out in order, first, to see what he would get, and what might remain in his hands to meet such contingencies; just as one might say, "I have an income of such an amount, and my expenditure is £300 or £400 a year below it; I have, therefore, got something to stand against, say, subscriptions, or presents, or any such items of casual expenditure."

With reference to 10s. an acre on the dung labour, he would not contest the point with Mr. SQUAREY, but would be prepared to take the amount for dung upon a very general principle. He was a North countryman, brought up in Northumberland, where they put 20 loads an acre on turnips, taking it from the heap, on the Scotch system. They employed four carts, with two followers, and a lad to help. These would manure four acres of turnips a day. A proper day's working was 80 loads a day, and when one came to divide that 80 loads among the cost of horses and carts, and spreading, it did not come to 10s. an acre or any-

thing like it. That was how he came to his conclusion as to the cost of carting and spreading dung.

The vote of thanks having been put and carried by acclamation, the discussion was, on the motion of Mr. D. WATNEY (Fellow), adjourned to the Meeting of Monday, February 2nd.

AT
THE ORDINARY GENERAL MEETING

Held on Monday, February 2nd, 1891.

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read at the last Meeting by Professor JOHN WRIGHTSON (Associate), entitled "The Basis of the Cost of Wheat Growing," was resumed by

Mr. D. WATNEY (Fellow), who said he greatly regretted that Professor WRIGHTSON was unable to be present, and the more so as his absence was due to ill-health. He had carefully read the Paper, and thought the views expressed were certainly theoretical rather than practical. The author had apparently taken an ideal farm, with himself as manager, and with the seasons and everything in his favour. But he (Mr. WATNEY) thought that in estimating the cost of wheat growing one should take an average farm, in good condition, with a good tenant, able and willing to spend money, if with any prospect of a fair return.

On page 123 Professor WRIGHTSON said tillages should be estimated at cost price. He (Mr. WATNEY) had made many farm valuations for the past 35 years, and had always endeavoured to put the price of tillages, as of all acts of husbandry, at what they cost the outgoing tenant, except where the outgoing tenant was not honest and had done his acts of husbandry in an improper and slovenly manner. He did not think Professor WRIGHTSON had put the cost of tillages high enough in any single case.

He could not well agree with Professor WRIGHTSON's arguments on page 124 as to the cost of horse labour. He (the Professor) would give his horses two bushels of corn a week between October and May, which he put at 16s. a quarter. But the price should be 20s., and the quantity not less than $2\frac{1}{2}$ bushels.

Again, a truss of hay was not enough to keep horses in good condition: the allowance ought to be a truss and a half; in fact, where he himself had the management of farms he always gave orders to the carters that the horses should have as much hay as they liked to eat. The 13s. 3d. put down for harness should be at least £1. Then, as to depreciation, the losses and casualties to which a farmer's horses were subject were well known, and he did not think 10 per cent. was nearly enough to allow for depreciation of horse flesh, but that at least 15 per cent. should be allowed. He found from experience that good horses, properly fed and worked hard, would not cost less than £40 a year each, say, 15s. a week. That was 2s. 6d. a day, or, taking the number of working days as estimated in the Paper, the cost of horse labour was really 3s., as against 2s.

To refer again to the cost of tillages—Professor WRIGHTSON said:—"If then I place the wages low, it is because boys "receiving 8s. to 10s. a week are competent to plough and "harrow." He (Mr. WATNEY) could not agree with that statement, for he liked to see the work properly done, and every man on a farm could not handle a plough. He had to give ploughmen at least 15s. a week and a cottage, and extra for harvest, besides beer in harvest-time; and he thought a proper estimate would be 3s. 6d. for a working day, as against Professor WRIGHTSON's 2s.

On page 130 the author said that one acre should be ploughed every day, and that "occasionally more than an acre "was turned over." Unless it was very light land it could

only be literally "turned over," not properly ploughed. Taking a furrow 8 inches wide, it would be found that an acre was on most lands an impossible quantity of ploughing to be done in one day.

At the bottom of page 130 the cost of the other tillages, such as the harrowing, &c., was set out; but his own experience was that ploughing could not be done under 10s. to 15s. per acre according to the nature of the soil; drag harrowing under 1s. 2d. to 1s. 6d. an acre, and small harrowing under 8d. or 9d., while rolling out did not cost less than 1s. Then, carting the manure was put at 7s. 6d. for sixteen loads, which he thought was an impossible price. An ordinary manure cart held about a yard and a third, and it could not be filled, carried out, and spread under 9d. to 1s. a load according to distance. This would give from 12s. to 16s. an acre, instead of 7s. 6d. as estimated in the Paper.

On page 132 Professor WRIGHTSON said:—"Now, as 40 bushels is a good crop of wheat, and 4s. 3d. per bushel a good price in these days, the total proceeds could not well be more than about £8 10s. per acre, and would be more likely to be £7 10s." But 40 bushels was a very exceptional crop, the average in England being only 28 bushels. He thought the 20 loads of dung allowed for a very fair dressing for a wheat crop, and £4 an acre a reasonable estimate of the cost. Of the value of this, he thought two-thirds should be credited to the wheat, which brought the cost to about 54s. an acre.

Then, on page 133 the author said:—"Three distinct ways of looking at farmyard manure, as an item of cost, should be kept steadily in view—(1) actual cost of production; (2) market or exchange value; (3) actual or intrinsic value." He (Mr. WATNEY) would prefer to take the second—market or exchange value. But how was this to

be reckoned? Farmers within 30 or 40 miles of London had, under the relaxation of restrictions in farming, power to sell the hay and straw, and they bought manure. They got it on the rail in London at 2*s.* 6*d.* a ton, and when it arrived at the country station it had cost 4*s.* to 4*s.* 6*d.* If the station were within a couple of miles of the farm, so that men and horses could make three journeys a day, it would then cost about 5*s.* to 5*s.* 3*d.* a ton, at which price it paid very well to use.

The Professor said that it was wrong to charge the farm with the market value if the produce was consumed, and with this he (Mr. WATNEY) quite agreed. If the produce was consumed the consuming or feeding price must be taken, say, two-thirds of the market value of the crop. Thus, if mangel was selling at 12*s.*, a fair price to charge to the farm would be 8*s.* At the present time, owing to the very severe winter, mangel were from 22*s.* to 24*s.* a ton.

On page 140 the Professor said the dung is "actually included in the rent, for what would a farm fetch in the market from which all the dung had been removed, and all the means for making it in the form of straw and roots?" That was all very well; but when a man entered he paid nothing for manure, and when he left he had to leave it all. Therefore it was as broad as it was long, for if he had had it for nothing he had to make it the last year for nothing.

In a large part of England 3*s.* 6*d.* to 4*s.* a cube yard was paid for dung by an incoming tenant, and it therefore seemed to his mind erroneous to say that the dung cost nothing. It was, so far as his experience went, one of the most expensive items on a farm.

He quite agreed with the argument on page 137, that it was unfair to overwhelm the wheat crop with the entire costs of fallowing and dunging. The rotation of cropping

was generally for four years, and, as he had said before, he thought it fair to charge the wheat with two-thirds of the cost of the dung and one-third of the cost of fallowing.

The tables on page 139 went into eight years' deferred values of manure. But at the end of the fourth year the land required to be manured again, and he thought that no practical valuer would take account of the 2s. 4d. an acre which, in the last year, was supposed to be left from the manure used eight years before.

On page 140 the cost of producing dung was dealt with. The author said :—"Take a lot of fattening bullocks, valued in " on November 1st at £13 each and sold out on April 1st at " £23 each ;" that was £2 a month increased value. Then he proceeded to show how they had been fed. But his (Mr. WATNEY'S) experience taught him that the case stated was a purely hypothetical one. He should not expect bullocks having only 4 lbs. of cake and 4 lbs. of meal a day to have increased in anything like the ratio given by the Professor, for they would not have had enough to keep them going. He certainly thought with that amount of food an increase of £1 a month would be quite satisfactory.

Then, as to the sheep. He was sure, with the allowance given by Professor WRIGHTSON, one could not get sheep to pay 1s. a week. If he asked those gentlemen in the room who had flocks of their own how much better those flocks were now than they were six months ago, he thought the reply would be that they had certainly not made more than 6d. a week.

On page 142 it was said that the estimate of the cost of wheat growing was taken on land at £1 an acre, and the rates and taxes were put at 7s. 6d. These should not, however, exceed 3s. This was, he must say, the only error he could find on the debit side of the account.

He had some difficulty in following the Professor when he

said :—"I have never seen the propriety of charging interest " on farming capital as an expense." His experience as to balance sheets in farming, as in other businesses, was that the interest always appeared as an item in the accounts of every prudent man. If a man could not make better interest on his money than 3 per cent. he had better keep it in the funds.

On page 144, in the amended estimate set out in parallel lines with that of Mr. DRUCE, Professor WRIGHTSON put down 7s. for ploughing, but did not debit the account with any previous cultivation. There must have been a fallowing for roots, and many other acts of cultivation, some portion of the results of which would benefit the wheat crop. Indeed, he thought this 7s. should be increased certainly fourfold, which would make a very great difference in the totals.

With regard to the table on page 146, "First Year " (Roots)," he had not much to say, except that he thought every item of cost was estimated too low. The tillages could not be done for the money. Then, as to the figures for harvesting. Unfortunate farmers who, like himself, had last year to cut all the wheat by hand, knew very well that 16s. was a very moderate charge for cutting, £1 being often paid. What, therefore, could be done with this 15s. for wheat cutting, which the Professor said included cutting, binding, carting, stacking, and thatching?

There was no account whatever taken of the hedging, the ditching, repairing of roads, cost of new implements, repairing of old ones, the bringing of cake from the station, and the one hundred and one things which had to be done on every farm and which certainly ought to be taken into account.

He most cordially agreed with Professor WRIGHTSON in thinking that "the profit must be looked for throughout the " whole rotation, and may even in some cases be associated

“with the wheat crop.” It was certainly true that it was only by taking the thing as a whole that the farmers were able to live at all, for while one season might be very disastrous to one crop it might be good for another, and in this way only could losses be met.

From what he could gather from his farming accounts and from his own experience, he did not think a crop of wheat could be grown under £7 to £8 an acre, allocating the proper proportions of the cost of manure and tillages to each crop, and he felt certain that if farming was not done liberally it was of no use to farm at all. It was always better to have liberal ideas and to use them, and if a crop could be improved to do it by all possible means. There was no business or profession in which money was so easily lost, and lost so easily without knowing it, and in which one felt so comfortable, until, at the end of the year, one suddenly found that the working had been at a loss.

Mr. J. W. KEMSLEY (Fellow) said that, although in a great many things which he had intended to say he had been anticipated by the previous speaker, he was more than compensated by finding that his opinions were shared by a valuer of such large experience as that gentleman.

On page 149 Professor WRIGHTSON said:—“No estimates as to profits made upon the above principle can be absolutely relied on,” and with that he could very cordially agree, as he did with the statement “there is no large margin of profit to work upon, and we must conclude from these figures that the farmer who manages to pay his rent, and at the same time make a similar sum for himself, is a good manager.”

But from that point he must reluctantly part company with the author, and he expressed his adverse opinions the more freely knowing that Professor WRIGHTSON, although

not then able to be present, would read what was said, and in the pages of the invaluable "Professional Notes" of the Institution would have ample opportunity of answering any criticisms on his Paper.

The Paper seemed to him to be really "special pleading" (if he might use the expression) for a wheat crop, and he said this without wishing to accuse the Professor of that "unconscious disingenuousness" which Lord MACAULAY once attributed to an opponent.

The author seemed to have started with the idea of showing the Members of the Institution that, although they had hitherto valued the tillages at such and such a sum, he would undertake to prove that those tillages could be done for very much less; but he (Mr. KEMSLEY) did not think the case had been made out. He entirely concurred with Mr. SQUAREY, who said at the last meeting that the cost price was the basis on which the valuations were made, and that the unaccounted-for items, such as clearing up the rick-yard, trimming the hedges, &c., made all the difference between the theoretical cost of labour and the actual cost, in which every crop must, of course, bear its part of these unchargeable items.

The statement that tillages should be valued at cost price was written large in the Paper, and should certainly be written large in the practice of every valuer. He had frequently asked himself, when making such a valuation, whether he would like to do the work for the money—granted that it was at his door, and that he had the conveniences for doing it; and, no matter on which side he had been acting, he had never been prepared to say he would care to undertake it.

On page 124 it was said that valuation prices were not based upon the practice of the best farmers, but upon average management. Of course the best practice was taken

as a standard, but, where the work had obviously been ill done, it must have been within the experience of every valuer, as it had in his own, that some deduction was made.

One valuer frequently had to say to another, "Yes, it is true you are charging for three ploughings; but you know the work has not been done properly, and I will give you only two"—and on some such basis a fair compromise could generally be made.

He agreed with the author that the cost of horse labour was a most important item with which to start his calculations; but he joined issue with him when he came to work out that cost. "Depreciation" was put down at £3; but if an insurance company were formed which would repay the loss by risk and depreciation for a premium of £3 per horse per annum, he would at once insure 50 horses, and felt no doubt that the number would soon be increased tenfold. He himself had a model horse, which had never been sick since he bought it in 1877 for £75; but even in the case of such an exceptionally good horse the depreciation amounted to much more than £3 per annum, as the horse was probably worth not more than £10 now.

In order to get horse labour at the cheap rate taken in the Paper, it would be necessary to breed one's own horses and sell them when they were in their prime, and even then, taking the great risk of young horses, it was difficult to see how it could be done. He had just had nineteen horses ill with influenza, and he had sent one away in a knacker's cart. How were such risks as those to be covered by £3 per annum?

Then, in order to still further reduce expenses in this estimate, boys were set to do men's work. It was not easy to see how a sufficient number of boys were to be found to do the ploughing considering the activity of the school board and the great demand for boys' work on a farm. Nor was a boy competent to take charge of a £60 horse. He felt

sure that the imaginary insurance company to which he had alluded would, at all events, stipulate that boys should not be entrusted with such valuable horses.

Then, as to getting two horses to plough more than an acre a day on a bushel of corn in the summer, and two bushels of corn and a few beans in the winter, and with a boy to manage them, he thought it was impossible. No ploughing could be done for 7s. or 8s. an acre, and certainly not on the stiff clays in Essex.

Within the past few days he had gone over a light-land farm in Sussex, and there a very practical man told him that he was going to prepare for putting in all his spring corn with a steam plough, because he considered it was cheaper than horses. He said he was going to pay 12s. an acre for the steam ploughing, and also to find the coal and the haulage of the water. In the Paper, steam ploughing was put down at £1 an acre; but he should like to find the man who could steam plough for £1, and find coal and water.

He was inclined to think the dung should be charged against the crop. The Paper assumed a beautiful continuity through all changes and through all tenancies in the application of dung. It was taken for granted that the outgoing man would dung his land as conscientiously and as honestly as the incoming man would do it for himself; but experience hardly led him to think that this was generally the case.

Then, as to the purchase of dung. In the suburban districts, not only of London but other large towns, the practice was to sell nearly all the produce and to bring back manure as an equivalent. And in such a case how could a balance sheet be possibly made up unless the cost price of the dung, and the value of the straw, &c., sold, were taken

into account? He agreed with the author of the Paper that it was an open question how much of the dung should be charged to the wheat: he thought, however, that the two-thirds taken by Mr. WATNEY was a little too much.

The Paper suggested to his mind a good subject for another, which he hoped that at some future time the writer might be able to read by way of complement to it. He now dealt with "the basis of the cost of wheat growing;" and a second Paper on "the cost of meat growing" would afford the means whereby the cost of the dung could be charged against the animals producing it, and its value debited to the crops.

The Paper assumed that bullocks could be bought in November at £13 and sold in April at £23. But, with the best possible feeding, he thought such an increase impossible in the time.

The question of the yield of wheat had been already dealt with. He believed this year the average throughout England was certainly not more than $3\frac{1}{2}$ quarters, and even doubted whether it was much more than 3.

He was exceedingly sorry to have felt compelled to differ so much from the writer of the Paper, especially in his absence; but a Paper containing such statements required, in the interests of truth and fairness, to be candidly dealt with, and, as he had said, the Professor would have ample opportunity of vindicating his statements in the pages of the "Professional Notes."

Mr. C. OAKLEY (Fellow) said he agreed with the previous speakers that the estimated cost of growing wheat, and, in fact, all the figures on the debit side were on too low a basis. Even for light land he thought the figures were

too low, and for heavy land they were certainly altogether below the mark.

He concurred in Professor WRIGHTSON's view that tillages should be valued at cost price. The question, however, was, What is the cost price? The cost to the incoming tenant, if he had to come from a farm many miles distant, or to hire horses and men specially to do the work, would be much greater than that to the outgoing tenant who had his horses on the farm, and, perhaps, with nothing else for them to do. He always considered that the prices for tillages in valuations were conventional prices, and, instead of being more than cost price, were really less than cost price. Certainly, cost varied in different districts according to the price of labour and many other local circumstances, and as a rule prices were adopted with very little variation from year to year; but, if the incoming tenant had to provide his own tackle and horses to do the work, he could not do it at the usual prices. It was quite fair that the outgoing tenant should be paid a fair price for the work done and it was only right he should have an inducement to do it properly; it was the business of the valuers to see that, if the work was inefficiently done, or was excessive in quantity, a proper deduction was made.

As to interest, he agreed with Mr. WATNEY that this should be charged. Certainly the earning power of the money ought to be debited as an outgoing before there was any actual profit, as was done, or ought to be done, in all properly-kept trade accounts.

He also agreed with Mr. WATNEY and Mr. KEMSLEY as to the low estimate of the cost of keeping horses adopted by Professor WRIGHTSON. Instead of the average price of a cart-horse being £30, he thought £45 would be nearer the mark. It was cheaper in the long run to buy good

horses and keep them well than to buy cheap horses and keep them badly.

He did not agree that boys could be trusted to plough, as a rule. Moreover, boys often could not be got—thanks to the school boards—and farmers were obliged in some cases to employ men where they would certainly employ boys if they could get them.

As to whether dung should be charged or not, clearly it must be charged somewhere and to some crop. It would save complication to deal with the whole estimate of the cost of the rotation of crops and of their produce, and charge the dung in one sum and not to each crop. Thus a general balance was arrived at, and whether half the dung should be charged to the wheat-crop, or two-thirds, was not very important. It could not safely be assumed that the farm would always have the same quantity of dung upon it—that a tenant would always leave as many tons of dung as he found. Whether the dung should be paid for on entry or not depended, he thought, on whether the hay and straw were paid for at market value or at feed price. Where hay and straw were paid for at feed price, only the labour on the dung should be charged, and in that case the dung practically belonged to the estate, and the incoming tenant simply paid for the labour expended. No quantity was, of course, guaranteed : an incoming tenant had to look over the farm and see what condition he found it in. Sometimes a farm would be left bare and naked, the hay, straw, and dung taken away, and the farm stripped. Then the rent would probably have to be lowered, and the incoming tenant allowed to go out in the same way as he came in. He thought, by dealing with the manure as one item of the cost of the whole rotation, a good deal of complication would be avoided.

With reference to the profit on growing wheat, on page 145 the Professor brought out the result as £2 18s. 8d. per acre; but if that were the fact, would not farms be in much greater demand than they were, and let at higher rents? He thought it could not be done at present prices. The details of the food consumed by bullocks and its exact manurial value were really more a question for scientific inquiry than for the practical farmer. No tenant-farmer would trouble himself to go into all these calculations, and certainly would not attempt to ascertain the value of the manure remaining at the end of eight years. Certainly no practical valuer would give him anything for it if he did.

One important item was entirely omitted—that was, tradesmen's bills. These invariably amounted to a considerable sum, and must be provided for.

In conclusion, he was afraid he must say that, in his opinion, the calculations and figures were very much under the mark, and did not afford any real basis for arriving at a fair conclusion as to the cost of growing wheat, or the profits derived from it, and that all the debit side of the account was put on too low a scale, while the credit side was in many respects put too high.

Mr. P. D. TUCKETT (Fellow) said that, whatever criticisms the Paper might elicit, he cordially joined in the vote of thanks to Professor WRIGHTSON for writing what was undoubtedly an interesting Paper, whether one agreed with its conclusions or not.

He noticed what appeared to be a rather curious miscalculation, which it might be well just to point out, though it did not materially affect the main argument. At page 138, the author quoted Sir JOHN LAWES' method of calculating the money value of unexhausted manure, viz., to

deduct one-half of the original value of the manure for the first year's use, and one-third of the residue for each of the succeeding years. Then, on page 139, the author gave a table showing that, if a certain manure was originally worth 16s., after the first year 8s. would be left, and after the second year 5s. 4d., and so on, till at the end of the eighth year 5½d. would be left. But on page 142 would be found a remark to the effect that the manure "has been shown "to be possibly worth 16s. a ton, and if this immediate "value is dispersed over eight years instead of being "immediately repaid it will actually bring back, in that "time, 21s. 10¾d. per ton." The author appeared to have arrived at that conclusion by simply adding up the figures in his table on page 139; that was to say, he had added up the 8s. left after one year, the 5s. 4d. left after two years, and the other figures in the table, making a total of 21s. 10¾d., thus counting up part of the manure twice over. If he had added up the amount taken out of the land in each year, it would have been 8s. the first year, 2s. 8d. the second, 1s. 9⅓d. the third, and so on, down to 2¾d. in the eighth year, figures which would add up to 15s. 6½d., and with the 5½d. left after eight years, just make up the original 16s.

The main object of the Paper seemed to be to show that previous writers had been mistaken in their estimates of the cost of wheat growing, and to demonstrate that it was possible to grow wheat at a profit. The author appeared conscious that the cost estimates were low, for on page 149 he said:—"If the cost estimates are low, it must be "allowed that there is also room for increasing the returns." He (Mr. TUCKER) scarcely thought the latter statement could be supported. The land described was arable land worth £1 7s. 6d. per acre for rent, tithe, and rates. In the

present state of agricultural depression such land as that would not be a heavy clay or a thin sand, nor, on the other hand, would it be the very best land. It would be fair average arable land such as might occasionally, under very favourable circumstances, produce 5 quarters of wheat and 6 of barley; but, taking one season with another, and allowing for the effect of storms before harvest, blights, and other casualties, the author had estimated the average crops quite high enough at 4 quarters of wheat and $4\frac{1}{2}$ of barley, 15 tons of swedes, and $1\frac{1}{2}$ tons of clover hay. And as to cost, it seemed clear, without going into details, that some items, such as hedge cutting, were omitted, and that many others were put too low. On the other hand, the fact that a large number of farmers still lived and paid their way, seemed to show that means could be found of getting work done for somewhat less than the prices suggested by previous speakers.

As to the estimate of the total cost and produce of a four-course rotation, the author was too wise to say that the gross profits, shown in the summary, of £2 15s. 5d. an acre for wheat, £2 18s. 6d. for clover, and £2 12s. 6d. for barley, and the loss of £1 19s. 6d. on the roots were to be taken as individually correct results, but contended rather that the profit must be taken on the whole rotation. But if that were done, the table did not go far towards proving the point as to whether wheat in particular could be grown at a profit. To do that on a scientific basis, it would be necessary to estimate, not the value of the dressing directly applied to each crop, but the value of the manure exhausted from the land by a wheat crop, and also the degree of foulness and consequent need of tillages attributable to a wheat crop. Supposing, for instance, it were found that every full crop extracted something like the same amount from the land

to produce it in the first place, it must be obvious that a crop of which grain worth £6 16s. was removed, and only 14s. worth of straw returned, must do much less to restore what it had absorbed than 15 tons of swedes, worth at consuming price £5 5s., wholly returned to the land. And yet in this table the roots are the only crop debited with any dressing. So, again, a large part of the tillages debited to the root crop were due to foulness occasioned by previous crops, and would not be needed if roots could be more often repeated. If such a calculation could be worked out, it would probably show that root crops were really the most profitable, and might on many farms be more frequently grown with advantage.

Mr. W. B. CANNING (Fellow) said the remarks he had intended to make had been for the most part already made by previous speakers. He wished, however, to protest against the statement that in making valuations the cost of the tillages was generally put above the actual cost price. It was a matter of mutual convenience that the tillages should be done by the outgoing tenant: it was a means of his employing his horses when he would not otherwise have much for them to do; and, consequently, he thought they should certainly not be put at more than the actual cost to the outgoing tenant.

He had the advantage of living in the district in which Professor WRIGHTSON resided. The land was light land, and could be worked more cheaply than land to which many of the previous speakers appeared to refer—Essex, for instance, and the eastern counties generally, where the land was much heavier.

His experience, after nearly 20 years of farming, was that three-quarters of an acre rather than an acre was about

what two horses could plough in a day. The Professor appeared to have taken rather a low estimate of the cost of tillages throughout his Paper, and not merely with regard to ploughing. With regard to harrowing, the Professor spoke of 16 acres as being a quantity harrowed by two horses, but he (Mr. CANNING) maintained that 10 acres would be much nearer the mark. In his district, where the farms were large, horses had frequently to be sent a long distance to their work. Where they went straight out of the stable into their work, they might be able to do 12 acres a day; but 10 acres was much more like a fair average day's work for two horses.

He agreed with previous speakers that the cost of keeping the horses was put at too low a figure. In his district, where on many of the farms there was no convenience for turning the horses out on pasture, it was usual to give them as much as a bushel and a half of corn during the three months of the summer with cut green food, and in the winter two bushels and a half, so that in such a case the cost of oats would considerably exceed what the Professor had put it at; and, besides this, his price was too low: it should be 20s. instead of 16s. per quarter.

With regard to horse flesh, his experience was that the average cost of a farm horse was nearer £42 than £30; and he thought that at least £4 per annum should be put down for depreciation.

With regard to the Professor's estimate of the number of 280 working days in the year for horses he made no charge for attendance, on the balance. Deducting Sundays, there remained 33 days on which carters and stable lads had to be paid. He (Mr. CANNING) had taken considerable pains to arrive at the cost of labour in the stables on farms with which he was acquainted, where wages were

much lower than in many parts of the country, and he was convinced that the average price of carters and boys through most of the stables exceeded 2s. per day, so that at least 1s. per day should be charged for attendance on the horses while they were standing in the stables.

He would not go into the question of dunging and cropping, as those matters had already been dealt with, but he would say that he thought the estimate of a profit of £1 11s. 8d. per acre erroneous, and that, if farmers could only average half as much, there would soon be an end to the difficulty which now existed in finding tenants for vacant farms.

Mr. A. BUCK (Fellow) said he could speak from practical experience on the question of the depreciation of the value of horses. He had, for the last twenty years, taken stock of a particular farm of 500 or 600 acres, on which there were twenty-four or twenty-five horses. He found that with horses worth £30 to £40 apiece he could hardly keep pace with the depreciation by allowing £5 annually for each horse. Allowing for death and disablement by accident or sickness, it would be found that what seemed a very fair allowance in theory and on paper was, in reality, nothing like the amount which it would, in practice, be necessary to take off.

The Professor's typical farm must be on light land, because he charged 3s. per acre for pressing, an operation which would not be required on most of the lands which he (Mr. BUCK) was accustomed to deal with in the midland counties. On this light-land farm Professor WRIGHTSON spent on manure, so far as he was able to make it out, only £1 6s. 6d. an acre on the four crops. He debited himself, in the first year's accounts, with 10s. an acre for carting and

spreading the manure, and 9s. an acre for superphosphate. He did not debit himself with any charge for manure for the barley crop nor the seed crop; but in the wheat crop he allowed 7s. 6d. an acre for carting and spreading manure. Therefore on the four crops all that he charged himself for manure was £1 6s. 6d. per acre. It would hardly seem possible to make light land, worth only £1 an acre to rent, yield four quarters of wheat with such an expenditure of manure. Then, how was the manure to be made? The roots were valued at £5 5s. an acre, 14s. an acre was allowed for the barley straw, 14s. an acre for the wheat straw, and clover hay was sold entirely away from the farm at 60s. a ton. So that the account was credited with £6 13s. an acre, and the manure had to be made in some profitable way which, he must confess, he did not yet understand.

He was exceedingly sorry to have to criticise the Paper in this way; for it would be far more agreeable to land-agents if they could only find out a profitable way of dealing with the land. A man who could show them not only on paper but in practice how clay land worth 25s. was to be made to grow wheat at a profit would be a public benefactor.

Then, besides making no charge for interest, the author had allowed nothing for superintendence or for the farmer's own labour and time in attending to these things. There was no charge for keeping up machinery, implements, gates, or hedging; so that, even with abundant crops on this land, which was only rented at £1 an acre, if all these inevitable costs were put down on the debit side, the assumed profit on an acre of land of £1 11s. 8d. would all be very soon wasted away. He was glad the Professor had evoked this discussion, but was afraid, as a practical man,

that he could not agree with the figures relied on to prove the case.

Mr. T. A. DICKSON (Fellow) felt that the previous speakers had been rather hard on the author of the Paper, in his absence. It was true, as one speaker had said, that the Professor had the opportunity of replying in the "Professional Notes." Still, that was not quite the same thing as being able to stand up, as it were face to face with the objections which were urged against his arguments. He himself must agree rather with the previous speakers than with the views of Professor WRIGHTSON, but he was not wholly in accordance with some of the statements made during the discussion. He happened to be farming (perhap rather against his will) in a district where the land was very similar to that which the Professor had taken for the purposes of his Paper, and he would be sorry to see crops of only 15 tons of roots an acre, or of only $4\frac{1}{2}$ quarters of barley or 4 quarters of wheat; while the rent asked, and which the neighbouring farmers were paying, was about the same as was assumed for the purposes of the Paper.

He took it that one great object of the Paper was to settle the question whether dung ought to be charged to the wheat crop, and he thought that, if the Paper aimed at arriving correctly at the true basis of the cost of wheat growing, dung ought certainly to be charged.

As bearing out his statement, he would like to call attention to the cost of feeding bullocks. One speaker had said that the amount of linseed cake and barley meal that was given to a fed beast was rather under the mark. His experience—a somewhat limited one, perhaps—was rather the other way—that the linseed cake and the barley meal

that Professor WRIGHTSON gave to his beasts was quite sufficient; but still he could not understand how in five months a profit of £2 a month was to be made. At present prices, that represented nearly 3 lbs. of dead meat every day.

Now, if any farmer could by any feeding whatever make a beast put on 3 lbs. of dead meat every day for five months, everyone present would, he was sure, be very glad to sit at that farmer's feet and learn from him; for then one of the great difficulties in farming would be removed. Taking 40 bullocks, the number given by Professor WRIGHTSON, an increase of 11 lbs. a week, as an average, which he thought a very fair estimate, would give 30 stone, which at 5s. a stone, the price of the very best beef to-day in the market, only represented £7 10s. profit. But the Professor showed by his figures that it had cost him £9 17s. 1½*d.* to feed these bullocks. So there was not only no profit; there was an actual loss.

Then, again, with regard to the sheep it would be noticed the Professor took the roots at 3*d.* per cwt. when he wanted to make his sheep look as though they were going to pay; but when he wanted to make his root crop appear profitable he did not take the roots at 3*d.* per cwt., but at 7s. a ton, or 4¼*d.* per cwt. He contended that they ought to be taken at the same price in each case—7s. a ton—which was not an outside price.

Then, he should like to find a man who would look after 250 fatting sheep, cleaning the turnips, cutting them up, and doing all other necessary labour, at 12s. a week. It would be nearer the mark to allow one man at 12s. a week to look after each 100 sheep. If these alterations were made in the estimate, the cost per sheep per week would be increased from 11¾*d.* to 12½*d.* But the Professor reckoned

that these sheep would only improve in value about 1s. a week; so there was a direct loss of a halfpenny.

Did not all these facts point to the conclusion that, if by feeding the beasts in this expensive way a loss of £2 10s. on a bullock and of a halfpenny per week on each of 300 sheep (amounting to 12s. 6d. a week) were incurred, then, if it were sought to be shown that meat producing paid, the sheep and the beasts must be credited with the cost of making this dung. As an illustration of charging each crop with all that goes against it, he might instance a farm, with which he was very well acquainted, where not a single bullock was kept, no manure at all was made (with the exception of that from a few horses), but where artificial manures were bought for barley, wheat, roots, and all crops. The tenant, naturally, charged the manure bought against all these different crops (barley, wheat, and roots), and he had the liberty of selling his straw and corn at market price. That man could tell—and he was not a “mushroom” tenant, nor was he a “wrecker,” but had been on the farm for 36 years—exactly what his wheat, his barley, and his root crop respectively cost, for he knew exactly the charges against each crop and the returns from it.

The case had been mentioned during the course of the discussion of farms in the neighbourhood of large towns, such as London, Liverpool, and Manchester. He was pretty well acquainted with one such farm, an account of which would be found in one of the Royal Agricultural Society's Journals, where the tenant year after year sold everything produced, bringing back farmyard manure and stable manure from the adjoining towns. He could, consequently, tell exactly what his wheat crop or his barley crop cost.

His (Mr. DICKSON's) contention was that, to arrive at a scientific basis of cost of wheat growing, it was right to

credit the different crops in the rotation with whatever each might make. For instance, in the case of wheat, it should be credited with the corn and also with the straw at the market price. Then it must be debited with the manure, either at the market price or at whatever it cost to produce. The expenditure on each crop during the whole rotation should be shown, and then it might be possible to arrive at what the different crops actually did cost.

Mr. H. C. NEWMARCH (Fellow) said that, as he understood Professor WRIGHTSON, in the four-crop shift he allowed for manuring the land twice over. One-half the arable land was manured every two years. He took a farm of 200 acres of arable land; but the manure was put at 800 tons only. This quantity would not manure half that land twice in every four years at 16 tons to the acre. How was the rest to be accounted for?

The author did not consider the production of this dung cost him anything. But to take the case of the bullocks for instance; he did not think it was quite correct to say that the production of their dung did not cost anything. After all, the production of that dung was the result of the farmer's skill and experience. Was he to be allowed nothing at all for his time and trouble in producing it?

Reference had been made to ploughing in Canada. He himself had ploughed a good deal in Canada, and had seen a man plough $2\frac{1}{4}$ acres a day. But it was not ploughing such as would be passed in this country. The conditions were very different. The Canadian furrow was about 20 inches; and the work was on excessively light land—almost a blowing sand—and was done in very large rectangular fields, which was a very different thing to ploughing in-and-out fields and short lengths or small fields

lying apart. He agreed with the Professor that an acre *ought* to be ploughed ; but he much doubted that in fact it was. In Lincolnshire, his native county, he had here and there seen a man plough an acre a day, but there, for some reason, they worked harder than in other parts of England.

MR. H. JONAS (Fellow) said there was one aspect of the subject which, he thought, had not been sufficiently regarded. The Professor asked the question, Is it right to charge the crop with the manure ? Now, the condition on which the wheat lands of the East of England were let was, that the tenant should consume the hay, straw, and roots, and should leave the manure for the benefit of the incoming tenant, only being paid for the labour. The dung did not belong to the incoming tenant, but to the landlord. It was let with the land and could not, therefore, be charged by the tenant to the crop. A valuer of tillages on such a farm as that on a Lady-Day take (which were very rare, but had more than once come within his experience) would not allow the outgoing tenant to charge the incoming tenant for the manure used on the wheat crop or on any other crop. That, in his mind, settled the question that the manure did not belong to the tenant, and could not be charged to the crop.

The PRESIDENT, in summing up, said that Professor WRIGHTSON's Paper had certainly evoked a most interesting discussion, but there appeared to be a consensus of opinion in opposition to the views expressed in it. It was somewhat unfortunate that no speaker had taken the side of Professor WRIGHTSON, who would be left alone to undertake the very considerable task of combating the views of so many practical speakers. If the Professor could prove that wheat-growing was remunerative, the lot of the British

farmer (and of his landlord also) would be rendered a great deal more happy than was at the present moment the case. That farmers did make a living out of it there could be little doubt, for they paid their rent, their tithes, and their outgoings, and seemed to live fairly well—rather closely, perhaps, but without many grievances; and the inference was obvious that they must get a profit somewhere, and the probability seemed to be that at least a small portion of it came from the wheat.

The Meeting then adjourned.

RECENT LEGISLATION

AS TO

BUILDINGS & STREETS IN LONDON.

By A. A. HUDSON (ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, February 16th, 1891.*

CHARLES J. SHOPPEE (VICE-PRESIDENT) IN THE CHAIR.

I do not propose in this Paper to deal with the Housing of the Working Classes Act, 1890, although that enactment very well deserves professional consideration. My task is to lay before you the provisions of a local Act of very considerable immediate and practical interest to architects and surveyors in London.

It is unfortunate and most undesirable that provisions of such a character as those with which I shall deal should be included in a local Act. When such a Bill is before Parliament it is difficult to obtain a copy of it with a view to discussion. It is relegated to a select committee, and does not attract due attention in passing through the House, and the persons made subject to it have had little or no voice in dealing with its contents.

The Act at which these comments are directed is called the London Council (General Powers) Act (53 & 54 Vict., c. 247, Local). As brought in, it was entitled "A Bill for the Improvement and Alteration of a Bridge over Bow Creek, at Barking, and the Acquisition and Management of Brockwell Park, and to confer further Powers on the London County Council." There was nothing in the

title of the Bill to indicate an intention to alter the Building Acts, but some of the London members discovered the defects of the Bill, and a considerable and somewhat acrimonious discussion arose on its terms before it was sent to committee, and also on the third reading.

Mr. BAUMANN, M.P., not unjustly describes it as a sort of *pot-pourri* of legislation, and on the third reading moved to transfer the clauses with which we are concerned to-night to a public Bill also then before the House.

Mr. WEBSTER very justly objected that the considerable changes introduced by these sections were embodied in a private Bill, and spoke of the "great difficulty that will be caused to architects, surveyors, and other persons interested in buildings in London if we allow the London County Council to introduce various changes in the Building Acts through the instrumentality of a private measure."

And Mr. MURDOCH pointed out also that there was nothing in the title to indicate to such persons the contents of the Bill. However, the Bill is passed, and it only remains for us to consider how it hits the building-owner.

The most serious feature of this kind of private legislation is that owners of land may, by the restrictions placed upon it, be absolutely deprived of its use for building, without even a voice in the matter. How could they have suspected that a Bill to improve a bridge over Bow Creek could affect their corner property in South Kensington?

In preparing this Paper there were two courses open. On the one hand, to discuss in general terms the effect of recent legislation, and, on the other hand, to codify and arrange in a readable form a sort of digest of the Act with which I propose to deal, together with the sections of previous Acts affected thereby, indicating merely the points of special importance.

The latter plan appeared to be of more practical use to the members of my late profession and to afford better grounds for discussion, and therefore I adopted it, but in doing so I fear that the Paper is deprived of much which would relieve it of the dryness of a law subject.

To facilitate discussion, the sections of the Act relating to buildings and streets are printed at the end of the Paper.*

The part relating to buildings and streets consists of Sections 27-37 and 39-41 of the Act, which are put under the head of "sundry powers and provisions," a heading which begins with a section on exempting county councillors from service on juries.

I will deal first with the last two sections, as they are of subsidiary importance.

Section 41 puts upon the county rate the expense of executing the Act so far as not specially provided for by the Act, or if anyone gets into litigation with the Council, what he has not to pay them they will be entitled to charge upon the county rate.

Section 40 gives the Council the fines obtained under the Act.

The new enactments as to buildings and streets fall under eight heads.

- (1) The evidence of the Council's consent
to erections - - - - Sec. 27.
- (2) Limitation of the height of buildings Sec. 36.
- (3) Dispensing with party walls in cer-
tain cases - - - - Sec. 29.
- (4) Making by-laws as to materials used
for plastering and for filling in
certain excavations - - - Sec. 31.
- (5) Defining the centre line of a street - Secs. 30, 34.
- (6) Hoardings, platforms, &c. - - Sec. 32.
- (7) Defining the general line of buildings Secs. 28, 33.
- (8) Laying out new carriageways - Sec. 35.

* See pp. 216-226 *infra*.

I.—EVIDENCE OF CONSENT.

Section 27 provides a new mode of signifying the approval of plans or particulars under the Metropolitan Building Acts. The approval need no longer be under the seal of the Council, and is now to be in writing, signed by the superintending architect, and countersigned by the chairman or acting chairman of the Building Act Committee.

The effect of this change is to accelerate the approval. But it does not appear whether the approval of the Council itself is now necessary, or whether the Building Act Committee can, without reference to the Council, pass plans and particulars.

II.—LIMITING HEIGHT OF BUILDINGS.

Section 36 is intended to limit the height of buildings, but a large number of buildings are exempt from the provisions of the section.

- (A) Churches and chapels.
- (B) Government buildings, including buildings erected in accordance with plans and in a manner approved by the Local Government Board in pursuance of any Act of Parliament.
- (C) Buildings for the erection of which a contract was entered into before the 18th of August, 1890.
- (D) Buildings or structures erected for railway purposes by any railway company under a special Act. This exemption seems to cover station roofs and railway hotels.

And where buildings existing at the passing of the Act form part of a continuing block of buildings, other buildings in the same block may be raised to a height equal to but not exceeding that of the existing buildings, where the latter are higher than the section allows.

It is to be noted that the City of London is not exempted, nor the Inns of Court or Chancery, as is the case in the Metropolis Management and Buildings Acts Amendment Acts of 1878 (41 and 42 Vict., c. 32, s. 26) and 1882 (45 Vict., c. 14, s. 25).

The enactment seems beneficial by giving the County Council power to stop the building of such erections as Hankey's Mansions, but, as was pointed out in Parliament, it may be desirable, for effect, to allow very high buildings along such a thoroughfare as the Embankment. The neighbourhood of the parks also may be suitable positions for buildings of great height. The new flats at Albert Gate, about which there has been so much discussion, form a very imposing block of buildings as seen from the park.

The height of all buildings erected or raised after 18th August, 1890, and not exempted, is not to exceed 90 feet exclusive of two storeys in the roof and of ornamental towers, turrets, or other architectural features or decorations. Factory and tall chimneys therefore appear to come within the limitation, unless they may be considered architectural features. The 90 feet is to be measured from the level of the footway, if any, immediately in front of the centre of the façade, to the level of the top of the parapet, or where there is no parapet to the level of the top of the external vertical wall, and in the case of gabled buildings to the base of the gable. Where there is no footway the base line is to be the natural level of the ground before excavation.

III.—DISPENSING WITH PARTY WALLS.

Section 29 creates an exception upon Section 27 of the Metropolitan Building Act of 1855 (18 & 19 Vict. c. 122), and gives power to authorise the construction of large buildings without party walls. Let me analyse the section and show what it comes to.

It extends to all London and does not exclude the City, and seems to be applicable to railway buildings at goods yards. The buildings affected by the section are "ware-houses or other buildings used for any trade or manufacture" which does not involve the use of explosive or inflammable "materials."

The Council may permit the construction of such a building without divisions or party walls so long as (a) the building or any division of it is not of a greater extent than 450,000 cubic feet, and (b) the building does not exceed 60 feet in height.

Before the consent is given, two things have to be done: (a) The Council must receive a report from the superintending architect, and the chief officer of the Fire Brigade, to the effect that the additional dimensions in excess of 216,000 cubic feet are necessary for the purposes of the trade or manufacture carried on or proposed to be carried on, and (b) the Council must be satisfied that proper arrangements have been made, or will be made and maintained, to lessen, as far as reasonably practicable, all danger from fire. The Council are not obliged to receive or report on this head, but no doubt would refer the consideration of the matter to the superintending architect and Captain SHAW. The license comes to an end as soon as the licensed building ceases to be used *bonâ fide* for the trade or manufacture in respect of which the license was given. The amended Section 27 of the Building Act of 1855 was also amended in 1860 in an Act to amend the Metropolitan Building Act, 1855 (23 & 24 Vict., c. 52, s. 2), which exempted the works of marine engineers beyond three miles from St. Paul's. And the object of the new enactment is to extend the power of approval to all kinds of trade buildings where the risk of fire or explosion is not great.

IV.—PLASTERING AND FILLING IN OF EXCAVATIONS.

By Section 31 the Council are empowered to make by-laws—

- (1) As to the description and quality of the substances of which plastering is authorised to be made;
- (2) As to the mode in which and the materials with which any excavation shall be filled up, which has been made outside any house, building, or erection, and within a line drawn at a uniform distance of three feet outside the site;
- (3) As to the duties of district surveyors with reference to plastering and excavations under (1) and (2), and the regulation of their fees for the discharge of their duties.

The powers given by the section are subject to Part II. of the Metropolis Management and Building Acts Amendment Act of 1878, and are of the same character as to making, enforcing, altering, varying, amending, or repealing the by-laws as the Council have with respect to the matters specified in Section 16 of the Act of 1878.

For practical purposes the section should be read as if after Sub-section 2 of Section 16 of the Act of 1878 the new provisions 1, 2, 3 were inserted. All the formalities as to making the by-laws, and all the powers of appeal against them, apply equally to the new enactment. The new provisions seem salutary, and are clearly intended to cope with the products of the modern mortar mills and the propensities of jerry builders as to filling in foundations with unsound or objectionable materials.

The London County Council gave notice in the *Times* of Tuesday last, February 10th, of intention to apply to the HOME SECRETARY for confirmation of certain by-laws which they have made.*

* See pp. 226-234 *infra*.

V.—CENTRE LINE OF STREET.

Sections 30, 34 deal with the centre of the roadway.

Section 30 enables the Council, for the purpose of any enactment referring to the centre of the roadway, to define the line constituting the centre of the roadway. The definition seems to be final and without appeal, and the defined centre is to continue to be deemed the centre of the roadway for the purpose of the enactments, even if the actual centre is subsequently altered by the roadway being widened either on one side only or on both sides to an unequal extent. But it will be a strange thing if the Council, under the power of final decision, are allowed to decide otherwise than by physical measurement of the roadway, where this is possible. If there is irregularity, the ascertainment of the centre might be reduced to mathematical calculation, but it is doubtful whether the Council would be bound to decide mathematically in such a case; it would seem that they would determine by judgment, guided by measurement and other circumstances. This provision applies only to streets laid out or formed after 18th August, 1890. As to old streets, it will be still matter of evidence for a magistrate to decide what is the centre of the roadway. It will probably be advantageous to have a fixed, instead of a shifting, centre. But it does not appear how the definition is to be made, nor how professional men are to find out when it has been made, and the effect of the section is to transfer from the magistrate to the Council the power of defining the fixed centre for the purposes of Section 6 of the Act of 1878 (41 & 42 Vict., c. 78), and the action of the Council with reference to these determinations will doubtless have to be carefully watched.

Section 34 forbids the erection, without the consent of the Council, of a building, structure, or erection in such a

way that any part of the external wall is less than twenty feet from the centre of any roadway used as a public carriage-way or than ten feet of the centre of a public footway used for foot traffic, not being the approach road or passage to a single private dwelling-house.

This rule is subject to two exceptions :—

- (A) It does not affect the power of railways under their special Acts.
- (B) It does not apply to a building, structure, or erection on a site previously occupied in whole by a building.

This last exception is curious, and of great importance to the owners of corner houses, for, if it is taken strictly, buildings, structures, or erections cannot be erected within the prescribed limits or on part of the site of previous structures or erections, but only on the whole site of the old buildings. If, for instance, a surgery or office is being rebuilt, it will be now necessary to be very careful to plant the new structure exactly on the site of the old, or the Council will be able to make the building-owner set back, in some cases, behind the building line of the side street.

The consent of the Council under this section, to be effective, must be in writing, and the Council may give their consent, subject to such conditions and limitations as they think proper, and there is no appeal given from their decision.

If any person without the Council's consent, or in breach of the conditions and limitations attached to the consent, extends, or even begins to extend, any building, structure, or erection in such a way as to exceed the limits above prescribed, he renders himself liable to a penalty of £5, and to a further penalty of 40s. for every day on which the offence is continued after a conviction for the original offence. But there is no power of demolition.

VI.—HOARDINGS, PLATFORMS, &c.

Section 32, which does not apply to the City of London imposes upon every person who intends to build or take down any house, building, or wall within 10 feet of a public thoroughfare—

- (A) To give notice to the local authority, the vestry or district board, not the Council, before commencing building or demolition ;
- (B) To put up a hoarding or fence with a convenient platform or handrail, if there be room enough outside the rail or fence, to serve as a footway for passengers. The local authority, is made sole judge of the propriety and sufficiency of the prescribed work.
- (c) During the building or demolition the hoarding or fence is to be kept up to the satisfaction of the local authority, unless they consent to its previous removal.
- (D) If the local authority requires it, the board fence, platform, and handrail are to be well lit from sunset to sunrise. A penalty of £5 is incurred by failure to comply with any of the four regulations above indicated, and a further penalty of 40s. a day for continued failure after a conviction.

The real effect of this enactment is to supersede Section 121 of the Metropolis Management Act of 1855 (18 & 19 Vic. c. 120).

- (A) It inserts the provision as to notice which is not in that Act.
- (B) It makes the builder put up the hoarding before he begins to build.
- (c) It substitutes a definite space, ten feet, for the

vaguer terms of the earlier enactment, "in all cases in which the footway is thereby constructed or rendered inconvenient."

- (D) It gives the vestry, and not the magistrate, the right to decide on the sufficiency of the hoarding, and the time for which it is to be maintained and lighted.

Section 121 is not repealed, and will still apply where building operations more than 10 feet from the street affect the traffic, and Section 122 of the earlier Act, which makes the license of the local authority necessary for hoardings, seems to have given the local authority much of the power which the new section gives them over again.

VII.—BUILDING LINE.

Before the passing of the Act which we are considering, the general building line was regulated under the Metropolis Local Management Act of 1862 (25 & 26 Vict., c. 102). Prior to that date it had been regulated by 7 Geo. IV., c. 142, s. 140, and 18 & 19 Vict., c. 120, s. 143. But the Act of 1862 repealed the provision of the earlier Acts, and by Section 75 substituted the rules which, till last August, regulated London buildings.

If this same salutary method of repealing the older Acts had been adopted by the recent Act, we should have been enabled to see at a glance, so far as the complexity of such a subject admits, the actual state of the law. But the course which the Council has adopted seems to render confusion worse confounded, and to make it very difficult to know whether the general Act is superseded entirely or to any and what extent by the statute which we are considering.

The crucial words of Section 75 of the Act of 1862 are as follows :—

“No building, structure, or erection shall, without the consent in writing of the Board” (County Council now), “be erected beyond the general line of buildings in any street, place, or row of houses, in which the same is situate, in case the distance of such line of buildings from the highway does not exceed 50 feet, or within 50 feet of the highway, in case the distance of the line of buildings therefrom amounts to or exceeds 50 feet, notwithstanding there being gardens or vacant spaces between the line of buildings and the highway.”

In the case of *Barlow v. Vestry of St. Mary Abbot's, Kensington** (11 App. Cas. 257), the question arose whether a corner house could be said to be in the general line of buildings of the side street. In the protracted litigation which then took place the difficulties of setting out the line were fully considered in the House of Lords, and the landlords pointed out the unreasonable consequence of holding as a matter of law that a corner house was in the general line of buildings in a side street to which it might have no access at all, or in the line of a row of houses on which it backs.

And Section 33 seems to have been intended to settle the question there raised, and to enable the architect to determine the building of a corner site by making it conform to the general line of building of the side street, as well as the street on to which it fronts. But the powers given by the section are subject to some limitations.

No building, structure, or erection put up after 18th August, 1890, is to be erected beyond the building line of the side street (*a*) unless the distance of the building line from the highway exceeds 50 feet, or (*b*) within 50 feet of a highway when the distance of the building line from the highway is, or exceeds, 50 feet. These rules apply even if there are gardens or vacant spaces between the building line and the highway.

* *Vide* “Professional Notes,” vol. i., p. 116.

The effect of this section, in its literal construction, is to enable the County Council to prevent the side of a corner house from projecting beyond the line of the houses in the side street, unless there is an interval of 50 feet between the street and the house fronts of the side street. The superintending architect has hitherto felt what I may call a conscientious difficulty, notwithstanding the absoluteness of his power under Section 75 (*Plumstead v. Spackman*, 10 App. Cas. 229), in saying that a corner house is in the general line of buildings of the side street, and the section is intended to tell him what he is to consider in setting out the general line in such a case.

A person, therefore, who, before the passing of the Act, had bought, but not laid out for building, a corner plat, measuring 100 feet deep from the front street and 50 feet deep from the side street, would have no right to build at all if the building line in the side street were 50 feet. Thus, a building-owner in Kensington, for instance, might have lost, say, £5,000, by a private Bill to improve a bridge over Barking Creek.

I may observe at the outset that setting out, though used in the section, seems an improper term to use as to old streets, for it ignores the previous decision of the Court to the effect that the general line of buildings exists independently of the certificate of the architect, and that the certificate merely points it out to the magistrate. *Wandsworth District Board v. Hall* (L.R., 4 C.P., 85).

Section 33 is full of puzzles. If a copy of the Bill deposited by the Council had been accessible, I do not doubt that we should find that Parliament had considerably modified the original proposals of the Council. The object of the section is to prevent buildings, structures, or erections on corner plots from being pushed forward in front of the general line of the buildings in the side street.

But limitations have been imposed on the superintending architect. He is not to consider the side street in the case—

- (A) Of buildings erected on the site of a building existing on 18th August, 1890 ;
- (B) On land held with a building existing on that day ;
- (C) On land laid out for building on that day.

As to the meaning of “land laid out for building,” there is opportunity for considerable doubt and dispute, and to meet this there is provided, under the latter part of Section 33, a right of appeal to the tribunal constituted under Section 28, with which I propose to deal presently.

It might have been open to question whether a corner site in a road in which houses have been built is not laid out for building purposes, so as to bring the case within the decision of “Barlow.” But the new Act gives the tribunal, on appeal, a right to decide the question as one of fact, and not as one of law, which would thus appear to make their decision final and without appeal.

But Sections 28 and 33 give a considerable boon to the building-owner, and what should be an effectual check on the superintending architect and his masters. Under the new Act the superintending architect is no longer left in uncontrolled discretion with respect to the building line.

By Section 28 he must, within 14 days of certifying on the general line, cause to be given or served on the vestry or district board a notice of his certificate, and must also, within the same period, cause a like notice to be given or served on the owner of the land with reference to which the certificate has been made, and on the owner of the next adjoining land on each side.

On this I offer the following criticisms :—

1. It is not stated whether this provision is mandatory or a mere direction. Nor what is the penalty if the notice is not given. I am disposed to think that the certificate

would be void for default of notice, and that no proceedings could be taken unless the notice had been given. But an alternative opinion might be adopted, viz., that the omission to notify does not invalidate the certificate, but only suspends its operation. Under Section 75 of the Act of 1862 the Council could attack a building-owner before the certificate had been given at all (*Baumann v. St. Pancras*, L.R. 2 Q.B. 528). In common sense and fairness, however, the first explanation is more likely to be adopted as it would be iniquitous to allow penal proceedings by a building authority which was itself in default.

2. It does not appear who is the next-door neighbour when the building line is certified as to a corner house. If it should be limited to the actual next-door neighbour, all the other owners in the street, possibly with much larger interests, might be given no notice of the making of the certificate and be precluded from the right to be heard.

The next provision is quite novel. It takes away the finality of the certificate and, in effect, transfers from the superintending architect, to the Royal Institute British Architects and this Institution the control of the general line of buildings in London. And the way in which that transfer is effected is thus :—

Within fourteen days after receiving notice of the certificate, the vestry or local board, or any person who deems himself aggrieved, may now appeal against the certificate.

The appeal is to a new tribunal thus constituted :—

- (1). One member appointed by the County Council.
- (2). One member to be appointed by the Council of the
Royal Institute British Architects.
- (3). One member to be appointed by the Council of
The Surveyors' Institution.

The two latter are not to be members or officers of the County Council. It is not stated whether the tribunal is to

be fixed for a year at a time, or whether a fresh appointment is to be made for every appeal. If the latter be the case there will be glorious opportunities for delay. Upon the wording of the section it seems possible for the County Council to appoint the superintending architect himself to sit on appeal from himself, whereas he ought to appear before such a tribunal as advocate and not as judge, and in practice no doubt he will do so.

The tribunal thus constituted is to hear the superintending architect in support of his line, and also all other persons interested who may deem themselves aggrieved. Nothing is said as to their right to appear by lawyers or other agents. There seems little reason to doubt, however, that they will have this power. But at present, while the London gas examiner is not bound to hear counsel, an assessment committee must hear any agent whom the appellant chooses to send in his place. The appeal clause is rather badly worded. The power of appeal belongs to local authorities or "any person deeming himself aggrieved," whereas the persons to be heard are "*interested* persons deeming themselves "aggrieved." And it is not made clear whether, if a vestry gave a notice of appeal, the landowners could be heard on the appeal without independent notices, or what is the nature of the interest necessary to entitle a man to be heard. All this is good for the lawyers.

VIII.—LAYING OUT NEW CARRIAGEWAYS.

Section 35 makes the consent in writing of the Council necessary for the forming or laying out as a public carriageway of any road, passage, or way which will not directly communicate at both ends with a public carriageway. This provision does not apply to the City of London, nor to a road formed or laid out by a railway company as an approach to a station yard, nor to land used for railway purposes.

The Council in giving their consent may prescribe such conditions as they think fit, but their decision is not final, for the person who intends to form or lay out any road, passage, or way as a public carriageway may, within 14 days of the receipt of the order of the Council (that is, of a written statement of the conditions upon which the consent is granted), serve upon the Council notice of appeal against any of the conditions prescribed which he deems unreasonable.

The appeal is to be referred to an arbitrator to be appointed by a Secretary of State (that is, the HOME SECRETARY), on the request of either party. The decision of the arbitrator is final upon the question of the reasonableness of the conditions imposed, and he has power to make any order as to the costs of the arbitrator which he may think expedient. The penalty for laying out a public carriageway without the Council's consent, or without complying with the conditions prescribed by the Council or the arbitrator, is 40s. for each offence, and a further penalty not exceeding 20s. a day for every day in which the offence is continued after a conviction. The penalties are recoverable in a court of summary jurisdiction, *i.e.*, before a police magistrate.

The arbitrator does not seem to have power to prescribe any conditions. His power is limited to deciding whether or not a condition prescribed by the Council is reasonable. But if he adopts the Council's conditions, his award may be said to prescribe the conditions to be attached to the Council's consent.

Having stated the substance, though not the very words, of this section, let me now consider its object and effect, and one or two difficulties which may arise on its construction.

The form of the first section is misleading. At first sight it would seem that a road, passage, or way which

communicates at both ends with a public carriageway may be made a public carriageway without the consent of the Council. But this is not so. The intention is to provide for a *casus omissus* in the previous legislation.

The previous enactment on the subject is Section 98 of the Metropolis Management Amendment Act of 1862 (25 & 26 Vict., c. 102), which requires roads, passages, or ways laid out as a street for carriage traffic to be 40 feet wide.

Recently, the builders of the houses on the Palace Gate Estate, in Bayswater, constructed a road through the estate with gates at each end, and without the sanction of the now defunct Board of Works. (*Daw & Son v. London County Council*, 6 *Times* L.R. 289.) The Board objected on the ground that the roadway was less than 40 feet wide, as required by Section 88, at the point where the gate stood, and, after litigation, the High Court decided against the builders. But this left open the cases where there might be communication with public streets at one end only. And I believe that, in Hackney, a building-owner had successfully defied the Council's attempt to demolish his gates. It is important to notice that in the new Act the word "public" had been inserted before "carriageway." The effect of this would be to make it necessary for the Board to satisfy the magistrate that the carriageway in question was dedicated wholly or even partially to public use. Possibly the Council will be reasonable in this matter; but, having regard to the recent crusade against gates and bars, there is little probability of any streets like Palace Gardens being permitted in the future, unless the HOME SECRETARY'S arbitrator controls any exuberant unreasonableness of the County Council in imposing conditions.

GENERALLY.

Whatever may be thought of the recent legislation of the County Council, and there seems little doubt that some of it is beneficial, it cannot be too strongly pointed out that it is a strange view of the duties of a public body to their constituents, to introduce a local Bill into Parliament for the purpose, on the one hand, of conferring benefits on themselves by obtaining immunity from service on juries, and, on the other hand, for the purpose of nullifying the effect of a decision in the House of Lords, in order to deprive owners of any right to build on their property.

The late Metropolitan Board of Works were the subject of grave charges of breach of duty, but it may be doubted whether they would have ventured to introduce into Parliament a local Bill, with a misleading title, to confer such powers as the London County Council have taken in the Bill I have been discussing.

It rests with the public, and especially with The Surveyors' Institution, as a representative body as regards buildings and building property, to take steps to place an effective check upon the passing of local Acts affecting large and important public rights, and one of the first steps in that direction is to explain the Act as I have, in this Paper, endeavoured to do to-night.

I am glad to say that Parliament has, this Session, appointed a Committee to examine all local Bills promoted by county councils and similar authorities, with a view to preventing such bodies from slipping into their local Acts clauses which create new penalties and offences.

LASTLY.

Of Section 39, the only remaining section, there is little to say except that it gives what would seem a somewhat

superfluous remedy against trespassers in sewers. Any faint temptation felt by any Member of this Institution to investigate underground London can now be firmly withstood by remembrance of the awful penalties attached to so rash a trespass. That a Member of the Institution should have violent hands laid on him by a sewerman dressed in the garb and encrusted with the slime of office—the mere thought of it is enough to bring this Paper to a sudden end.

MR. T. CHATFIELD CLARKE (Fellow) said he felt it a very pleasant duty to propose a vote of thanks to the reader of the Paper, who occupied a position of double advantage in dealing with this subject, in that he was not only acquainted with the surveyor's profession, which he had previously practised, but now belonged to the noble profession of the law, with which the interests of the Institution were indirectly connected. He thought that the legal aspect of the question had rather overweighted the mind of the reader when he referred to the irregularity of which he thought the County Council had been guilty in producing, under such a title, a Bill of such great importance. He wished, however, to assure Mr. HUDSON that the Bill did not pass unnoticed in any way, but received a great deal of attention, not only from the Royal Institute of British Architects, but also from a Special Committee of the Council of The Surveyors' Institution, who prepared and forwarded to the proper quarter a special report upon the various clauses of the Bill. Every point was dealt with exhaustively in Committee, and no single detail escaped argument and discussion.

He must say, in justice to the County Council, that very early in the discussions in Committee they had met with very great fairness and courtesy the two public bodies which were so much interested in the Bill, and had even gone out

of their way to appoint a tribunal which was almost unique in the annals of legislation. They had, if he might use the expression, buckled up a member of the Council of The Surveyors' Institution and a member of the Council of the Royal Institute of British Architects with a member of their own body, to form a court of appeal; and this seemed to him to be a very valuable and important concession to professional opinion, while throwing on the members of the two professional bodies concerned a very heavy responsibility to weigh carefully every point which might arise in practice, under any case of appeal.

Two or three of the points dealt with had come under his own notice, and upon these he had given some evidence before the Select Committee. The three points in which the Council of The Surveyors' Institution took peculiar interest were as follows:—First, the limitation of the height of the buildings; secondly, the dispensing with party walls in certain cases; and thirdly, the question of corner sites. With regard to the first question it was felt that London would be placed at a very great disadvantage if the clause stood limiting the height to 70 feet, as originally proposed, and the County Council conceded the limit of 90 feet, making certain allowances beyond that. This, it was felt, practically met the difficulties in regard to that clause.

He and others wished to give evidence beyond this, but owing to some technical objection were not heard; but one of the points contended for was afterwards referred to in the House of Lords by, he thought, Lord WEMYSS, and brought to the notice of Lord HOUGHTON, the Chairman of the Committee.

It was, he thought, a great pity that the County Council had not adopted in their Bill the principle of allowing the height of buildings to be proportionate to the width of streets, as suggested in the Report of The Surveyors'

Institution. It was a rational and sensible mode of dealing with the matter, and avoided many of those great difficulties about light which were always cropping up. Lord HOUGHTON, in the House of Lords, expressed his regret that this suggestion had not been made before the Committee; but, as a matter of fact, he (Mr. CLARKE) was prepared to make it when giving evidence, but was prevented, as he had said, by some formality. It would thus be seen that the County Council had, under some pressure, waived the clause which proposed to limit the height of buildings unduly. The Council of the Institution thought it, considering the great demands of modern living and modern trade, a great mistake to limit to 70 feet the height of buildings fronting the river Thames, the parks, or any large open spaces of ground, and on this point their opposition to the original proposals of the Bill has certainly done good.

With reference to the second point—that of dispensing with party walls in certain cases,—he thought that the Act as now framed gave great latitude, but was not altogether prudent. Many gentlemen practising as architects and surveyors must have found that the limitation of 216,000 feet frequently hampered the carrying out of their work, although he was not at all sure that the cubic capacity now allowed was not too large in case of fire. In this he thought many practical men would agree with him. It did not seem to be clear whether it was intended by the Act that Captain SHAW was to have the power of ordering that buildings should be fire-proof in their construction. As the clause stood, he did not so read it. The Council of the Institution had suggested that while it was true that the area of buildings could safely be very much enlarged, yet at some point or another the building should be divided horizontally by a thoroughly fire-proof construction, so as to bring each division within something like the original cubic area

defined by the previous Act. While he thoroughly appreciated the convenience of being able to erect buildings up to the larger limit of size, he believed that the Institution, as a body, must look carefully to the greater question of public safety, and consider the damage which might arise to property, causing loss to the insurance companies, and consequent increase of premiums, and carefully consider the questions from a public point of view.

Professional men must look at the question practically, and consider whether the advantage gained was really worth the greater risk involved.

Then with regard to corner sites. As the Bill was originally framed, there was no doubt that corner sites entering on side streets would, as the reader of the Paper had said, have been almost destroyed, and in this case, again, the limitations referred to by the reader of the Paper were concessions made, after considerable discussion, while the Bill was in Committee. The concessions which operated in favour of the owners of property were those gained from the County Council, and, although that body did not give all that many gentlemen in that room might desire, they did concede some considerable extent of protection to owners of corner sites.

He believed the Meeting would agree with him that when a man laid out a building estate he ought to make the opening from his side street into the main road the same width as the side street. He did not think it wise to encourage the formation of what might be called narrow-necked entrances, whether on grounds of health, utility, appearance, or from any other point of view. He thought he might very fairly say that the concessions gained, when the Bill was passing through Committee, had, to a considerable extent, secured the rights of owners, and to that extent one ought to be satisfied.

The subject was a very large one, and of very great interest to all practical men. It was not yet nearly exhausted, there being, in fact, many points which had not been touched upon, but he must say again that he believed the main object of the County Council, in framing the Bill, had been a desire to get over many of the difficulties that had occurred in the days of the late Metropolitan Board of Works, and to that extent they deserved the gratitude of all who were interested in Metropolitan property.

He had pleasure in moving the vote of thanks.

Mr. H. T. STEWARD (Fellow) had much pleasure in seconding the vote of thanks to Mr. HUDSON, who, he considered had contributed a most interesting and valuable addition to the "Transactions."

Mr. JOSIAH HUNT (Fellow) said it was not his purpose to criticise the Paper in any hostile sense, but he would point out by way of emphasis, rather than criticism, those parts of Mr. HUDSON's Paper which he thought most seriously affected surveyors. He quite agreed that it was most undesirable that provisions of this character should be included in a local Act, and he contended that a few clauses of this little Act might possibly confiscate property to the extent of hundreds of thousands of pounds. It was true that attention was called in the House of Lords to this fact, but he thought it should be the duty of some official of the House to read all private Bills carefully, and to make memoranda of all the clauses therein which affected public Acts, either in addition or diminution, and to submit them to the Chairmen of the Committees of the House of Lords and House of Commons. Then, the Chairman of the House of Lords or House of Commons Committee should be em-

powered to strike out those clauses from a private Bill, and compel the parties to proceed by a public Bill.

As was well known, the legislation on this subject, from the old Act of GEORGE III. until the present day, had been very voluminous, and amendment after amendment had been passed, but what was now wanted was consolidation and codification, not by-laws issued by the County Council at their discretion, nor private Acts brought in ostensibly for building a bridge somewhere, but in effect interfering with the whole of the property of the Metropolis. It was promised that the sections of the Act relating to buildings and streets would be printed at the end of the Paper, and this would be a very welcome addition, for the Act was not readily obtainable, but when the clauses were readily accessible they would command the attention they deserved, and the memoranda which Mr. HUDSON had so cleverly made would have much more force when the Members were able to refer to the clauses themselves.

A doubt appeared to enter Mr. HUDSON's mind whether factory chimneys came under his second head. He (Mr. HUNT) thought there was no doubt on the point, because the County Council were at the present time dealing with chimneys, and were very properly insisting upon very good foundations to them.

He confessed he could not understand Mr. HUDSON when, under his third head, he said:—"It extends to all London "and does not exclude the City, and seems to be applicable "to railway buildings and goods yards." He did not know that there was any Act which brought railway buildings within the purview of the district surveyor or the County Council. He believed such buildings were altogether exempt from interference by those authorities.

With reference to the centre line of streets, there was one clause in Mr. HUDSON's Paper which should, he thought,

be specially noticed. "It does not appear," he said, "how the definition is to be made, nor how professional men are to find out when it has been made." How was a surveyor, in the exercise of his duties, to find out what was the centre line of the street which has been marked by the County Council? It was not at all necessarily what would be generally considered the centre line of the street.

With regard to Section 34, he thought it a most dangerous and a most confiscatory clause. Suppose a company bought a large property facing a wide street, for the purpose of building a large warehouse, and then, having bought that, found it was not large enough. Suppose this front property abutted upon a back property, which faced a narrow street, and this back property consisted of houses built in a row and continuously—practically over the whole. The contention of the County Council was that, because the site had not been occupied in whole by a building, because every available foot of the ground was not covered, therefore the proprietors of this front property (and also of the back property) should not be allowed to utilise this back property for their purposes, but must set back their property 20 feet before they would be allowed to use it, thus giving the County Council a street 40 feet wide for nothing. If that were the case, and it certainly looked like it under the Act, it seemed to him nothing short of wholesale confiscation, and he thought Mr. HUDSON quite correct in saying that "a building-owner in Kensington might lose £5,000 by a private Bill to improve a bridge over Barking Creek."

There was one point outside Mr. HUDSON's Paper which he would like to mention, and that was, the difficulty that arose from co-ordinate jurisdiction. When a proprietor wished to build he submitted drawings as to the drainage to the surveyor of the local board, to be approved or modified. There might, however, be something in the

drawings which necessitated their going before the County Council, who, without reference to the district surveyor, revised the drawings. He knew a case which occurred recently, where an architect submitted plans which showed a connection by a 9-inch drain with a sewer. The surveyor to the local board, upon examining it, said :—" I think, there " being such a large amount of drainage in this case, from " the employment of so much machinery, it will be better to " put in a 12-inch drain." The reply was :—" I will put in " a 12-inch drain, by all means." The plans had to go before the County Council, because there was a chimney, or some other thing ; and the first thing the architect heard from the County Council was that they objected to this 12-inch connection of his drainage with the sewer. He replied :—" Gentlemen, I am willing to do what you wish, " but please let me know how I stand." A case like this pointed to the difficulty arising from the system of co-ordinate jurisdiction, which, he thought, urgently demanded some measure of improvement.

Mr. W. WOODWARD (Fellow) thought that, while everyone with any regard for the rights of individuals must at times differ from the spirit in which the London County Council had approached this matter, still it was matter for congratulation that the County Council was giving so much attention not only to such questions in the mass, but also to points of very considerable detail.

He agreed with Mr. HUDSON that there should have been a repeal of all former Acts which were partly embodied in the present Act, and he thought the time had arrived when a comprehensive Building Act for London should be prepared, to supersede all former Acts, and to embody the whole of the complicated and important legislation affecting the interests of building-owners.

With regard to corner sites, he ventured to differ from Mr. CHATFIELD CLARKE as to the spirit in which the objections of owners of property had been met by the London County Council, who resisted every endeavour to prevent that destruction of individual interests which would have occurred had its first scheme been allowed to pass. Had the County Council succeeded in passing that particular section in its original form, owners of corner sites would have been undoubtedly robbed of their just rights, and in this matter the action of the London County Council contrasted unfavourably with that of the old Metropolitan Board of Works. When for public purposes, the old Board desired that frontages should be set back on corner sites, they made provision for compensating the owners of the land for the injury done. In these days of course everyone desired wide thoroughfares, but the principle that this end should be attained by confiscating portions of the property of private owners was as startling as it was novel.

With regard to the height of buildings, he (Mr. WOODWARD) had suggested, in the course of his evidence, that the Court of Appeal employed with regard to lines of frontage should also be employed as regards the height of buildings, and it was only when the opponents of the London County Council Bill strenuously pressed that point that it was conceded.

He must also differ from Mr. CHATFIELD CLARKE as to the way in which the general powers were inserted. It was no doubt correct to say that they received attention at the hands of the Royal Institute of British Architects and of The Surveyors' Institution; but why were these important questions of corner sites, heights of buildings, and party walls, ever inserted in a Bill which had for its title something about Barking Creek? Who would have dreamed

that in such a Bill there would have been inserted provisions affecting so largely the interests of the Metropolis?

It would be remembered that Captain SHAW's difficulties arose not so much from the cubic contents as from the height of the buildings, and that he (Captain SHAW) said he was not able to command a building of much greater height than sixty feet.

He thought Mr. JOSIAH HUNT's suggestion that there should be an official to go very carefully through all such Bills was a very good one, for then there would be no risk of such important matters as these being inserted in the middle of a Bill with a misleading title.

He would like to refer for one moment to the new London County Council (General Powers) Bill of 1891. It contained matter deserving close attention on the part of gentlemen representing owners of private property. Powers were given to the London County Council to raise and to lower the levels of streets, and to do other things which might appear to be very innocent, but which in reality might not be so.

Some by-laws had been just issued by the London County Council which also deserved consideration. Having read them carefully he thought the London County Council was to be congratulated upon the close attention to detail shown, and he thought that the by-laws, with regard, for instance, to the composition of plaster, and the sites of buildings, would be found to work benefit for the dweller in London. These new by-laws might, perhaps, meet with some criticism at the hands of district surveyors, for the fee to be given to the district surveyor for looking carefully into the composition of the plaster, and examining the site of a building, was to be 5s. That, he thought, was not an excessive sum, and if the district surveyor really did his duty he was sure he would earn the fee.

Mr. E. TIDMAN (Fellow) said there were two points which had not yet been referred to. One was with reference to the sites of buildings. In inspecting buildings in the suburbs he had frequently found the ground under the floors to be in a very damp and wet state. He had, in one or two instances, complained to the London County Council of the state in which he found them, and had always been referred to the fact that, as the site was on virgin soil, it was held that, however damp it might be, they had no power to interfere. He was glad to see that under one of the new by-laws that power was taken.

Another by-law had reference to depositing plans and sections. It had always been a mystery to him, since he had practised in London, that the same regulations on this point did not apply here as existed in the country. He had recently had occasion to go down to the North to a district, where he was surveyor over 20 years ago, and to look at some plans of property in which he was interested. He found the plans carefully filed, and within half an hour had them all before him, with details of the drains and the whole construction of the buildings. In, probably, every town in England except London, the rule applied that elevations, sections, and plans of all the floors must be deposited, approved, and a register kept of them. In London, on the other hand, although, by the new regulations, plans of public buildings must be deposited, it depended, in the case of private buildings, simply on the requirements of the district surveyor whether they were called for or not. Under the Act of 1886 he thought some powers were given to call for plans, and it is very important that this Institution should urge the desirability of such a course being taken in all cases, whether of public buildings or private dwelling-houses.

Mr. A. PAYNE (Fellow), in answer to the last speaker,

said that not only were the proposed new by-laws printed, but the old by-laws of 1878 were also reprinted. The new by-law dealing with the composition of plaster seemed to him to be almost impracticable as it stood. In future, all plaster or coarse stuff "was to be composed of lime and sand only." Now, whatever by-law was made, he doubted if plaster in London would ever be composed entirely of lime and sand only, to the exclusion of all other materials such as ground burnt ballast or perfectly clean grit. If such a by-law were passed he feared it would really defeat its own object, as being one which could not possibly be enforced. He thought it would be better to allow some other suitable materials, such as ground burnt ballast or clean grit, and so make the by-law workable. The old by-law about mortar required the surveyor to see that sand or clean grit was used.

Mr. T. M. RICKMAN (Fellow) said that there were very many points in the history of the Bill before the Meeting, and of the action of the Council of the Institution and of the Royal Institute of British Architects, which deserved much consideration. The result of the action of those bodies was that the Bill was not so objectionable as in its first form, but, in order to give Members time thoroughly to look into the provisions of the measure and Mr. HUDSON's very lucid comments thereon, he would defer the few observations he had to make, and propose the adjournment of the debate.

The vote of thanks having been put and carried unanimously, the discussion was adjourned to the next Meeting.

APPENDIX.

LONDON COUNCIL (GENERAL POWERS)
ACT, 1890.*Sections Relating to Buildings and Streets.*

“ 27. The approval by the Council of any plans or
 “ particulars under the provisions of the Metropolitan
 “ Building Act 1855 or any Act amending the same shall
 “ be signified in writing under the hand of the superintending
 “ architect of metropolitan buildings and countersigned by
 “ the chairman or acting chairman for the time being of
 “ the Building Act committee of the Council or by any
 “ other person appointed for that purpose by the Council.

“ 28. The superintending architect shall within fourteen
 “ days after certifying under the powers of the Metropolis
 “ Management Act 1855 and the Acts amending the same
 “ the general line of buildings in any street place or row of
 “ houses cause a notice of his certificate to be given to or
 “ served on the vestry or district board of the parish or
 “ district and to be given to or served on the owner of the
 “ building or land in reference to which the general line of
 “ buildings has been certified and on the owner of the next
 “ adjoining houses or land upon each side of the building or
 “ land in reference to which the general line of buildings
 “ has been certified :

“ And such notice may be given or served in accordance
 “ with the provisions of Section 98 of the Metropolitan
 “ Building Act 1855 :

“ The vestry or district board or any person deeming
 “ himself aggrieved by the certificate of the superintending
 “ architect may within fourteen days after notice of such
 “ certificate has been given or served appeal to a tribunal
 “ to be constituted as herein-after provided :—

“ One member to be from time to time appointed by
 “ the Council ;

“ One member (who shall not be a member or officer
 “ of the Council) to be from time to time
 “ appointed by the Council of the Royal
 “ Institute of British Architects ; and

“ One member (who shall not be a member or
 “ officer of the Council) to be from time to time
 “ appointed by the Council of the Surveyors’
 “ Institution :

“ And every such appeal shall stand referred to such tribunal
 “ who shall have power after hearing the superintending
 “ architect and all other persons interested who may deem
 “ themselves aggrieved to confirm or reverse or vary such
 “ certificate and the decision of such tribunal whether it
 “ confirms or reverses or varies such certificate shall finally
 “ determine the general line of buildings and the costs of
 “ any of the parties to such appeal shall be in the discretion
 “ of the tribunal.

“ 29. Notwithstanding anything contained in the Metro-
 “ politan Building Act 1855 Section 27 Sub-section 4 a
 “ warehouse or other building used for the purposes of any
 “ trade or manufacture not involving the use of explosive
 “ or inflammable materials may with the consent of the
 “ Council contain any number of cubic feet exceeding two
 “ hundred and sixteen thousand but not exceeding four
 “ hundred and fifty thousand without being divided by
 “ party walls or if consisting of more than one division
 “ every or any division thereof may with the like consent
 “ contain more than two hundred and sixteen thousand
 “ cubic feet provided it do not contain more than four hun-
 “ dred and fifty thousand cubic feet :

“ But the Council shall not grant any such consent
 “ unless they are satisfied upon the report of the superin-

“ tending architect and of the chief officer of the Fire
 “ Brigade that the additional dimensions are necessary for
 “ the purpose of the trade or manufacture carried on or
 “ intended to be carried on in the warehouse or buildings
 “ and unless they are satisfied that proper arrangements
 “ have been or will be made and maintained for lessening
 “ so far as reasonably practicable danger from fire Provided
 “ that in no case shall such consent be given in the case of
 “ buildings exceeding sixty feet in height. Provided also
 “ that such consent shall continue in force only during such
 “ time as the premises to which it relates are bonâ fide
 “ used for the purposes of the trade or manufacture in
 “ respect of which the same was granted.

“ 30. For the purpose of any enactment in this Act or
 “ the Metropolis Management Acts referring to the centre of
 “ roadway in the case of a street formed or laid out after
 “ the passing of this Act the Council may at any time define
 “ the line constituting the centre of the roadway and the line
 “ so defined shall continue to be deemed the centre for those
 “ purposes notwithstanding that the actual centre of the
 “ roadway may have become altered by reason of the road-
 “ way having been widened either on one side only or on
 “ both sides to an unequal extent.

“ 31. As from the passing of this Act the Council shall
 “ subject to the provisions of Part II. of the Metropolis
 “ Management and Building Acts Amendment Act 1878
 “ have and may exercise with respect to the following
 “ matters :—

- “ (1) The description and quality of the substances of
 - “ which plastering is authorised to be made ;
- “ (2) The mode in which and the materials with
 - “ which any excavation made within a line
 - “ drawn outside the site of a house building or
 - “ other erection and at a uniform distance there-
 - “ from of three feet shall be filled up ;

“ (3) The duties of the district surveyors in relation to
 “ such plastering or excavation and the regula-
 “ tion of the amounts of the fees to be paid to
 “ such district surveyors in respect of the
 “ duties imposed upon them by any such bye-
 “ laws ;

“ the same powers of making enforcing altering varying
 “ amending and repealing byelaws as they have with respect
 “ to the matters specified in Section 16 of the said Act.

“ 32. Every person who shall intend to build or take
 “ down any house building or wall (not being within the
 “ city of London) within ten feet of any public thoroughfare
 “ shall give notice of such intention to the vestry or district
 “ board of the parish or district in which such house building
 “ or wall is situate and shall before commencing to build or
 “ take down any such house building or wall cause to be
 “ put up such hoard or fence with a convenient platform
 “ and handrail (if there be room enough) for the same to
 “ serve as a footway for passengers outside of such hoard or
 “ fence as the vestry or district board may think to be
 “ proper and sufficient and shall continue such hoard or fence
 “ and such platform and handrail standing and in good
 “ condition to the satisfaction of the vestry or district board
 “ during the building or taking down of any such house
 “ building or wall unless the vestry or district board shall
 “ give their consent in writing to its previous removal and
 “ shall when required so to do by the vestry or district
 “ board cause such hoard or fence and such platform and
 “ handrail to be well lighted from sunset to sunrise :

“ Every person who fails to give such notice to the
 “ vestry or district board or who commences to build or take
 “ down any such house building or wall without causing to
 “ be put up such hoard or fence with or without such con-
 “ venient platform and handrail or who does not continue
 “ such hoard or fence with or without such convenient plat-

“ form and handrail in good condition to the satisfaction of
 “ the vestry or district board as aforesaid or who does not
 “ when required so to do cause such hoard or fence with or
 “ without such platform and handrail to be well lighted
 “ from sunset to sunrise shall for every such offence be liable
 “ to a penalty not exceeding five pounds and a further
 “ penalty not exceeding forty shillings for every day on
 “ which such offence shall continue after conviction thereof
 “ such penalties to be recovered by summary proceeding.

“ 33. The superintending architect to the Council for the
 “ time being shall in setting out the general line of building
 “ in any street place or row of houses decide so far as affects
 “ any building structure or erection to be erected after the
 “ passing of this Act other than on the site of a building
 “ or on land held with a building existing at the time of the
 “ passing of this Act or on land laid out for building at the
 “ time of the passing of this Act and which will abut on any
 “ other street or streets place or places or row or rows of
 “ houses the general line of building in such other street or
 “ streets place or places or row or rows of houses and no
 “ building structure or erection to be erected after the passing
 “ of this Act shall without the consent in writing of the
 “ Council be erected beyond the general line of building in
 “ such other street or streets place or places or row or rows
 “ of houses in case the distance of any such general line of
 “ building from any highway does not exceed fifty feet
 “ or within fifty feet of any highway when the distance of
 “ any such general line of building therefrom amounts to
 “ or exceeds fifty feet notwithstanding there being gardens
 “ or vacant spaces between the general line of buildings
 “ and any highway and in case any building structure or
 “ erection be erected or be begun to be erected or raised
 “ after the passing of this Act without such consent or
 “ contrary to the terms and conditions on which the same

“ may have been granted the owner or occupier of the
 “ premises or the builder shall be deemed to be engaged in
 “ a work contrary to the provisions of Section 75 of the
 “ Metropolis Management Act 1862 and it shall be lawful
 “ for the Council the vestry of the parish or the district
 “ board for the district in which such building structure or
 “ erection is situate to take proceedings against such owner
 “ or occupier or builder under the provisions of the said
 “ section :

“ Provided that any such certificate may be appealed
 “ against to the tribunal constituted under Section 28 of
 “ this Act (‘ Appeal against certificate of architect as to
 “ general line of buildings ’) and that if any dispute shall
 “ arise between any owner of land alleged to be laid out as
 “ building land and any other person as to whether the same
 “ was in fact laid out for building at the time of the passing
 “ of this Act so as to justify objection to the line set out by
 “ the superintending architect the same shall be settled by
 “ the same tribunal and such tribunal shall decide such
 “ dispute in their discretion as a matter of fact and all the
 “ provisions of the said section as to costs and otherwise
 “ shall apply to any appeal under this section :

“ Nothing in this section shall affect the exercise of any
 “ powers conferred upon any railway company by any special
 “ Act of Parliament.

“ 34. No person shall after the passing of this Act
 “ extend any building structure or erection upon a site not
 “ previously occupied in whole by a building in such
 “ manner that any part of the external wall of such extension
 “ shall be in any direction at a less distance than twenty
 “ feet from the centre of any roadway used as a public
 “ carriageway or than ten feet from the centre of any public
 “ footway used for foot traffic only (not being an approach
 “ road passage or way to a single private dwelling-house)

“ without the consent in writing of the Council and the
 “ Council may give their consent subject to such conditions
 “ and limitations as the Council may think proper to
 “ prescribe :

“ If any person shall without the consent in writing of
 “ the Council extend or begin to extend any such building
 “ structure or erection in such manner that any part of the
 “ external wall thereof shall be at a distance less than
 “ twenty feet from the centre of any roadway used as a public
 “ carriageway or than ten feet from the centre of any public
 “ footway used for foot traffic or without conforming to the
 “ conditions and limitations which the Council have thought
 “ proper to prescribe he shall be liable to a penalty
 “ not exceeding five pounds and to a further penalty not
 “ exceeding forty shillings for every day on which such
 “ offence shall continue after conviction thereof such penalties
 “ to be recovered by summary proceeding :

“ Nothing in this section shall affect the exercise of any
 “ powers conferred upon any railway company by any
 “ special Act of Parliament.

“ 35. No road passage or way which will not directly
 “ communicate at both ends with a public carriageway shall
 “ be formed or laid out as a public carriageway without the
 “ consent in writing of the Council and in giving their
 “ consent the Council may prescribe all such conditions as
 “ they may think fit :

“ Provided always that in case any person intending to
 “ form or lay out any road passage or way as a public
 “ carriageway considers that any of the conditions prescribed
 “ by the Council are unreasonable such person may within
 “ fourteen days after the receipt of the order of the Council
 “ serve notice of appeal against the same upon the Council
 “ and thereupon such appeal shall stand referred to an
 “ arbitrator to be appointed by one of Her Majesty's principal

“ Secretaries of State at the request of either party whose
 “ decision shall be final upon the question and such arbitrator
 “ shall have power to make such order as to payment of costs
 “ as he may think expedient :

“ Any person forming or laying out any such road passage
 “ or way without the consent in writing of the Council or
 “ without complying with all such conditions as the Council
 “ or the arbitrator may have prescribed shall for every such
 “ offence be liable to a penalty not exceeding forty shillings
 “ and to a further penalty not exceeding twenty shillings for
 “ every day on which the offence is continued after conviction
 “ thereof such penalties to be recovered by summary
 “ proceeding :

“ This section shall not apply within the city of London
 “ nor to a road formed or laid out by a railway company
 “ as an approach to a station-yard or land used for railway
 “ purposes.

“ 36. (1) No building (not being a church or chapel
 “ and not being a building contracted to be erected before
 “ the passing of this Act) shall be erected after the passing
 “ of this Act of a greater height than ninety feet (exclusive
 “ of two storeys in the roof and of ornamental towers turrets
 “ or other architectural features or decorations) without the
 “ consent in writing of the Council nor shall the height of
 “ any building be at any time subsequently increased so as
 “ to exceed the height of ninety feet (exclusive as aforesaid)
 “ without such consent. In determining the height of any
 “ such building the measurement shall be taken from the
 “ level of the footway (if any) immediately in front of the
 “ centre of the façade or (where there is no such footway)
 “ from the natural level of the ground before excavation
 “ to the level of the top of the parapet or where there is no
 “ parapet to the level of the top of the external vertical wall
 “ Provided always that in the case of gabled buildings the

“ prescribed height of ninety feet (exclusive as aforesaid)
 “ shall be measured from the level of the footway imme-
 “ diately in front of the centre of the façade or (where there
 “ is no such footway) from the natural level of the ground
 “ before excavation to the base of such gable :

“ Provided always that where any existing buildings
 “ forming part of a continuous block of buildings exceed
 “ the height prescribed by this section any other building
 “ in the same block may be carried to a height equal to
 “ but not exceeding that of the existing buildings anything
 “ in this section contained to the contrary notwithstand-
 “ ing :

“ Any person committing any offence under this enact-
 “ ment shall be liable to a penalty of one hundred pounds
 “ and in case of a continuing offence to a further penalty of
 “ ten pounds for every day during which such offence shall
 “ continue after conviction such penalties to be recovered
 “ by summary proceeding.

“ (2) Notice of the consent to erect any building of a
 “ greater height than that prescribed by this section shall
 “ within one week after such consent has been given be
 “ published by the person to whom the consent is given in a
 “ London daily newspaper and no consent shall be acted
 “ upon until twenty-one days after such notice.

“ (3) Any owner or lessee to whom consent may have
 “ been refused to erect a building of a greater height than
 “ that prescribed by this section may within twenty-one
 “ days after the date of such refusal—and the owner or
 “ lessee of any building or land within one hundred yards
 “ of the site of any intended building of a greater height
 “ than that prescribed by this section who may deem him-
 “ self aggrieved by the grant of any consent under this
 “ section may within twenty-one days after notice of such
 “ grant shall have been published as aforesaid—appeal to

“ the tribunal herein-before constituted and such tribunal
 “ may confirm reverse or vary such refusal or grant and
 “ may also determine any question which may arise as to
 “ the meaning of the word ‘block’ in this section men-
 “ tioned and the costs of any such appeal shall be borne
 “ and paid as the said tribunal shall direct.

“ (4) This section shall not apply to the rebuilding to
 “ the same height as at present of any building existing at
 “ the passing of this Act of a greater height than ninety
 “ feet.

“ (5) Nothing in this section shall affect the exercise of
 “ any powers conferred upon any railway company by any
 “ special Act of Parliament for railway purposes.

“ 37. There shall be exempted from so much of the
 “ provisions of this Act as relates to buildings and structures
 “ every building structure or work vested in and in the
 “ occupation of Her Majesty Her heirs and successors either
 “ beneficially or as part of the hereditary revenues of the
 “ Crown or in trust for the public service or for public
 “ services also any building structure or work vested in and
 “ in the occupation of any department of Her Majesty’s
 “ Government for public purposes or for the public service
 “ and any building erected or to be erected in accordance
 “ with any plan and in a manner approved or directed by
 “ the Local Government Board in pursuance of any statutory
 “ provision in that behalf.

“ 39. Any person found within or attempting to enter
 “ any sewer of the Council without their permission shall
 “ be liable to a penalty of not exceeding forty shillings or in
 “ default to imprisonment for not exceeding one month and
 “ it shall be lawful for any officer of the Council to eject
 “ and remove any such person from any such sewer and in
 “ the event of the name and address of such person not
 “ being known to detain him and hand him over to any

“ police constable and any such person may be dealt with
 “ before any court of summary jurisdiction in accordance
 “ with the Summary Jurisdiction Acts.

“ 40. All penalties which may be recovered under any
 “ of the bye-laws made by the Council under the powers of
 “ this Act shall notwithstanding anything contained in an
 “ Act made and passed in the session holden in the second
 “ and third years of the reign of Her present Majesty
 “ chapter 71 or in any other Act or Acts to the contrary be
 “ paid to the Council and may be carried by them to the
 “ credit of the county fund.

“ 41. All costs and expenses of the Council in the
 “ execution of this Act (except so far as they may be other-
 “ wise provided for by this or any other Act) shall be
 “ defrayed as payments for general county purposes within
 “ the meaning of the Local Government Act 1888 and the
 “ costs charges and expenses preliminary to and of and
 “ incidental to the preparing applying for obtaining and
 “ passing of this Act shall be paid by the Council in like
 “ manner.”

PROPOSED BY-LAWS UNDER ACT.

“ LONDON COUNTY COUNCIL.—Notice is hereby given,
 “ that the London County Council, in pursuance of the
 “ 31st Section of the London Council (General Powers) Act,
 “ 1890, 53 & 54 Vict., c. 243, has made the following By-
 “ Laws with respect to the matters specified in the said
 “ section, and that the Council will, at the expiration of
 “ two months after the second publication of the By-Laws
 “ and of this notice, apply to the Secretary of State for the
 “ Home Department for his confirmation of such By-Laws.
 “ The By-Laws are as follows :—

“ 1.—DESCRIPTION AND QUALITY OF THE SUBSTANCES OF
 “ WHICH PLASTERING IS TO BE MADE.

“ All laths used for plastering shall be sound split laths
 “ free from sap, but iron or other incombustible laths, wire
 “ netting, or other suitable material to the satisfaction of
 “ the District Surveyor may be used.

“ Plastering or coarse stuff shall be composed of lime
 “ and sand in the proportion of 1 of lime to 3 of sand,
 “ mixed with water and hair, but Portland cement, Keene’s
 “ cement, Parian cement, Martin’s cement, Selenetic cement,
 “ or other approved cement or plaster of Paris may also be
 “ used for plastering.

“ The lime to be used must be freshly burned lime.

“ The sand to be used must be clean, sharp sand, free
 “ from loam or earthy matter.

“ The hair to be used must be good and sound, and free
 “ from grease or dirt; 1 lb. of hair to be used to every three
 “ cubic feet of coarse stuff.

“ The setting coat shall be composed of lime or cement
 “ mixed with clean washed sand, or of cement only.

“ Clear water only is to be used in mixing the material.

“ The Portland cement to be used must weigh not less
 “ than 90 lb. to the imperial bushel.

“ Fibrous slab or other slab plastering, of sufficient
 “ thickness and securely fixed, may be used on ceilings,
 “ partitions, and walls, to the satisfaction of the District
 “ Surveyor.

“ 2.—AS TO THE MODE IN WHICH AND THE MATERIALS
 “ WITH WHICH ANY EXCAVATION OUTSIDE THE
 “ SITE OF A BUILDING IS TO BE FILLED UP.

“ Any excavation made within a line drawn outside the
 “ site of a house, building, or other erection, and at an

“ uniform distance therefrom of 3 ft., shall be filled up with
 “ the natural soil or with brick or dry rubbish or other
 “ suitable material to be approved by the District Surveyor
 “ not consisting of, nor impregnated or mixed with any fæcal,
 “ animal, or vegetable matter, or with dust or slop or other
 “ refuse, and shall be properly rammed.

“ 3.—DUTIES OF DISTRICT SURVEYORS.

“ It shall be the duty of each District Surveyor, on
 “ receiving notice of the commencement of any house,
 “ building, or other erection, or on his becoming aware that
 “ any house, building, or other erection is being proceeded
 “ with, or that any excavation is being made within a line
 “ drawn outside the site of a house, building, or other erection,
 “ and within 3 ft. therefrom, to see that the plastering is of
 “ the description and quality prescribed by, and that any
 “ excavation is filled up with the material and in the manner
 “ specified in the foregoing By-Laws.

“ 4.—FEES TO BE PAID TO DISTRICT SURVEYORS.

“ There shall be paid to the District Surveyor, in respect
 “ of his supervision of the plastering of any house, building,
 “ or other erection, and in respect of the filling in of any
 “ excavation made outside the site of any house, building,
 “ or other erection, and within a distance of 3 ft. therefrom,
 “ an inclusive fee of five shillings, such fee to be payable in
 “ the manner and at the time specified in section 51 of the
 “ Metropolitan Building Act, 1855.

“ 5.—PENALTIES.

“ In case of any breach of the provisions contained in
 “ these by-laws, the offender shall be liable for each offence
 “ to a penalty not exceeding five pounds, and, in each case
 “ of a continuing offence, to a further penalty not exceeding

“ forty shillings for each day after notice of such offence
 “ from the London County Council or the District Surveyor.

“ By order. H. DE LA HOOKE,

“ Clerk of the Council.

“ Spring Gardens, 7th February, 1891.”

“ LONDON COUNTY COUNCIL.—Notice is hereby given,
 “ that the London County Council, in pursuance of the
 “ 16th Section of the Metropolis Management and Build-
 “ ing Acts Amendment Act, 1878, 41 and 42 Vict., c. 32,
 “ and of the Local Government Act, 1888, has made the
 “ following by-laws with respect to the matters specified
 “ in the said section, and that the Council will, at the ex-
 “ piration of two months after the second publication of the
 “ by-laws and of this notice, apply to the Secretary of State
 “ for the Home Department for his confirmation of such by-
 “ laws. The by-laws are as follows :—

“ 1.—REPEAL OF PREVIOUS BY-LAWS.

“ The heretofore subsisting by-laws made by the Metro-
 “ politan Board of Works on the 3rd of October, 1879,
 “ and the 22nd of January, 1886, and confirmed by the
 “ Secretary of State for the Home Department on the 6th of
 “ October, 1879, and the 23rd of June, 1886, are hereby
 “ repealed, and in lieu thereof the following are made :—

“ 2.—FOUNDATIONS AND SITES OF BUILDINGS.

“ No house, building, or other erection shall be erected
 “ upon any site or portion of any site which shall have been
 “ filled up or covered with any material impregnated or
 “ mixed with any fæcal, animal, or vegetable matter, or
 “ which shall have been filled up or covered with dust, or

“slop, or other refuse, or in or upon which any such matter
 “or refuse shall have been deposited, unless and until such
 “matter or refuse shall have been properly removed, by
 “excavation or otherwise, from such site. Any holes caused
 “by such excavation must, if not used for a basement or
 “cellar, be filled in with hard brick or dry rubbish.

“The site of every house or building shall be covered
 “with a layer of good concrete, at least six inches thick,
 “and smoothed on the upper surface.

“The foundations of the walls of every house or building
 “shall be formed of a bed of good concrete, not less than
 “nine inches thick, and projecting at least four inches on
 “each side of the lowest course of footings of such walls.
 “If the site be upon a natural bed of gravel, concrete may
 “be omitted from the foundations of the walls, with the
 “approval of the District Surveyor.

“The concrete must be composed of clean gravel, broken
 “hard brick, properly burnt ballast, or other hard material
 “to be approved by the District Surveyor, well mixed with
 “freshly burned lime or cement in the proportions of one of
 “lime to six, and one of cement to eight of the other material.

“3.—DESCRIPTION AND QUALITY OF THE SUBSTANCES “OF WALLS.

“The external walls of every house, building, or other
 “erection shall, except in the case of concrete buildings, be
 “constructed of good, hard, sound, well-burnt bricks, or of
 “stone.

“Similar bricks shall be used in the portions of party
 “and cross walls below the surface or level of the ground,
 “and above the roof, including the chimney stacks. Cutters
 “or malms may be used in arches over recesses and openings
 “in, or for facings of, external walls.

“Stone used for the construction of walls must be free

“ from vents, cracks, and sand-holes, and be laid on its
 “ natural bed.

“ All brick and stone work shall be put together with
 “ good mortar or good cement.

“ The mortar to be used must be composed of freshly
 “ burned lime and clean sharp sand or grit, without earthy
 “ matter, in the proportions of one of lime to three of sand
 “ or grit.

“ The cement to be used must be Portland cement, or
 “ other cement of equal quality, mixed with clean sharp sand
 “ or grit, in the proportions of one of cement to four of sand
 “ or grit.

“ Burnt ballast or broken brick may be substituted for
 “ sand or grit, provided such material be properly mixed with
 “ lime in a mortar mill.

“ Every wall of a house or building shall have a damp
 “ course throughout its whole thickness, of asphalte, or other
 “ material impervious to moisture. The damp course in
 “ external walls shall be at a height of one foot above the
 “ level of the ground directly abutting upon the external
 “ wall, and in the party and internal walls at a level of not
 “ less than six inches below that of the lowest floor.

“ The top of every party-wall and parapet-wall shall be
 “ finished with one course of hard, well-burnt bricks set on
 “ edge, in cement, or by a coping of any other waterproof
 “ and fire-resisting material, properly secured.

“ Whenever concrete is used in the construction of walls,
 “ the concrete shall be composed of Portland cement and of
 “ clean Thames or pit ballast, or gravel, or broken brick or
 “ stone, or furnace clinkers, with clean sand in the following
 “ proportions, viz., one part of Portland cement, two parts of
 “ clean sand, and three parts of the coarse material, which
 “ is to be broken up sufficiently small to pass through a two-
 “ inch ring.

“ The proportions of the materials to be strictly observed,
 “ and to be ascertained by careful admeasurement ; and the
 “ mixing either by machine or hand to be most carefully
 “ done with clean water, and, if mixed by hand, the material
 “ to be turned over dry before the water is added.

“ The walls to be carried up regularly and in parallel
 “ frames of equal height, and the surface of the concrete
 “ filled in the frame to be left rough and uneven to form a
 “ key for the next frame of concrete.

“ The thicknesses of concrete walls to be equal at the
 “ least to the thicknesses for walls to be constructed of brick-
 “ work prescribed by the 12th section in the First Schedule
 “ of the Metropolitan Building Act, 1855.

“ Such portions of concrete party-walls and chimney-
 “ stacks as are carried above the roofs of buildings to be
 “ rendered externally with Portland cement.

“ 4.—DUTIES OF DISTRICT SURVEYORS.

“ It shall be the duty of each District Surveyor, on
 “ receiving notice of the commencement of any house, build-
 “ ing, or other erection, or of any alteration or addition, or
 “ on his becoming aware that any house, building, or other
 “ erection, or any alteration or addition, is being proceeded
 “ with, to see that the provisions of the foregoing by-laws
 “ are duly observed (except in cases where the London
 “ County Council may have dispensed with the observance
 “ thereof), and to see that the terms and conditions upon
 “ which any dispensation may have been granted, are com-
 “ plied with.

“ 5.—FEES TO BE PAID TO DISTRICT SURVEYORS.

“ The District Surveyor shall in respect of the erection
 “ of any house or other building be entitled to receive the

“ sum of five shillings, the same to be taken and deemed to
 “ be a fee due to such District Surveyor in respect of the
 “ duties imposed upon him by the Metropolis Management
 “ and Building Acts Amendment Act, 1878, and these
 “ by-laws; such fee to be payable in the manner and at the
 “ time prescribed by section 51 of the Metropolitan Building
 “ Act, 1855. The District Surveyor shall also, in every
 “ case where in respect of any breach of these by-laws, or of
 “ the above Acts of Parliament, an application shall have
 “ been made by him to a Justice and an order made thereon,
 “ be in like manner entitled to receive the sum of ten shil-
 “ lings in addition to the before-mentioned fee of five
 “ shillings.

“ There shall be paid to the District Surveyor in respect
 “ of his supervision of any building constructed wholly or in
 “ part with concrete walls, a fee one-half more in amount
 “ than the fee to which he would be entitled under the
 “ Metropolitan Building Act, 1855, for new buildings or
 “ additions. No additional fee is, however, to be charged in
 “ respect of any alteration to a concrete building.

“ 6.—DEPOSIT OF PLANS AND SECTIONS.

“ On notice being given to a District Surveyor of the
 “ intended erection, re-erection, alteration of, or addition to
 “ a public building, or a building to which Section 56 of
 “ the Metropolitan Building Act, 1855, applies, it shall be
 “ the duty of the person giving such notice to deposit plans
 “ and sections of such erection, re-erection, alteration, or
 “ addition with the District Surveyor. Such plans and
 “ sections shall be of sufficient detail to show the construction.

“ On notice being given to the District Surveyor of the
 “ intended erection or alteration of or addition to any house,
 “ building, or other erection, other than a public building,

“ the District Surveyor may, if he think fit so to do, by
 “ notice in writing, require the person giving such notice to
 “ produce a plan or plans and sections of any such house,
 “ building, or other erection, or of the intended alterations
 “ or additions thereto, for his inspection.

“ 7.—PENALTIES AND DISPENSATION.

“ In case of any breach of any of the provisions con-
 “ tained in these by-laws, the offender shall be liable for
 “ each breach to a penalty not exceeding five pounds, and
 “ in each case of a continuing offence to a further penalty
 “ not exceeding forty shillings for each day after notice of
 “ such offence from the London County Council or the
 “ District Surveyor.

“ In any case in which the Council think it expedient
 “ they may dispense with the observance of any of the
 “ foregoing by-laws, or any part thereof, upon such terms
 “ and conditions as they may think proper, and in case of
 “ the non-observance of any terms and conditions upon
 “ which the Council may have dispensed with the observance
 “ of any of the foregoing by-laws, then such proceedings
 “ may be taken, and such liabilities shall be incurred, as
 “ if the same had been enacted by such by-laws.

“ By order,

“ H. DE LA HOOKE,

„ Clerk of the Council.

“ Spring Gardens, 7th February, 1891.”

AT
THE ORDINARY GENERAL MEETING

Held on Monday, March 2nd, 1891.

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

The adjourned discussion on the Paper read at the last Meeting by Mr. A. A. HUDSON (Associate), entitled "Some recent Legislation affecting Buildings and Streets in "London," was resumed by

Mr. T. M. RICKMAN (Fellow), who said that since the adjournment of the discussion he had had the opportunity of looking carefully through the Bill as it appeared in its two first stages and of comparing it with the Act in its present form. The Paper assumed that no very serious discussion on the Bill had taken place before; but the fact was that the Bill had, before its passing, been very thoroughly criticised by the Council of the Institution, and by other professional bodies, with respect to the points affecting building construction.

The first edition of the Bill, as presented to the House of Commons, was headed "The London County Council (General Powers) Bill," and each page was headed in the same way. After it had passed the House of Commons it was described as "For the improvement and alteration of the bridge over Bow Creek, Barking, and to confer further powers on the London County Council." In the second edition, after it had passed the Committee, it was curious to observe that all the clauses relating to the alteration of the bridge were omitted, while the heading was still

“ To provide for the improvement and alteration of the “ bridge over Bow Creek at Barking ; ” but the Act as passed was simply one to “ confer further powers on the “ London County Council.”

He thought the charge brought against the County Council of endeavouring to bring forward, in a surreptitious manner, a Bill promoted nominally for certain purposes, but practically seriously affecting buildings in the Metropolis, was hardly a fair one. He thought that any Bill brought in by the London County Council would be sure to be severely and critically examined by all the Metropolitan Members, and he could not imagine any motive which the County Council could have to induce it to seek to hide its actions.

The changes in the Bill before the Committees of the Houses of Lords and Commons, and the suggestions made by The Surveyors' Institution and the Royal Institute of British Architects had been mentioned by previous speakers, and it might be interesting to note to what extent those suggestions had been adopted or rejected.

In the clause of the Bill which was now Section 27 of the Act, the approval of the Council was to be signified in writing. The suggestion made by the Royal Institute was that there should be a defined limit of time within which this approval should be given, and both the Royal Institute and The Surveyors' Institution agreed in recommending that the sittings of the body empowered to examine and sanction plans should be continuous—that there should be no time of the year during which an answer to a reasonable application to the County Council should not receive attention. Both Societies also suggested that in case an application was refused the grounds of objection should be stated.

All those suggestions were rejected by the County Council, and were not adopted by Parliament. He thought

it important that the answer of the County Council to an application should be given within a reasonable time, and that in fairness to building-owners, and to those who acted for them, the reasons for the refusal of any plan put forward should be clearly stated.

Both Institutions suggested that the Councils of the representative professional bodies should appoint the members to act with the representative of the Council on the Appellate Board. This appointment of a Board of Arbitration was, he believed, only for the special occasion on which it was called together, and he apprehended that the two gentlemen already selected to decide the question of a line of frontage in Islington were appointed only for that special case. It had been suggested by the Council of this Institution that the functions of this Appellate Board should be extended to Sections 29, 30, 31, and 35 of the Act; but this had only been done in the case of Section 35, and Section 36, when that was added.

With regard to Section 29, which permitted the erection, for certain purposes, of buildings containing more than 216,000 cubic feet, the wisdom of fixing the new limit at 450,000 feet was open to discussion, and it was not clear to his mind how far it would be possible to extend the permission so as to join two or more buildings of 450,000—in fact, to erect a street of them. It was a serious matter for consideration whether, in cases where it was desirable to allow a building of more than 216,000 feet capacity (*i.e.*, 60 feet square and 60 feet high), there was any principle on which to fix the limit at 450,000 feet. The Surveyors made an admirable suggestion on the subject of this enlargement—that any floors introduced in such a building should be fireproof—but the suggestion was not adopted. A clause was inserted in the Committee of the Commons requiring that the officers of the Fire Brigade should be satisfied that

proper precautions were taken, and that in no case should buildings exceeding the former limits be allowed if more than 60 feet in height.

In Section 31 certain powers to make by-laws were conferred. The course adopted by the County Council was to propose the abolition of all the old by-laws, and the adoption of a new set. The new set of by-laws contained the old ones with some very small verbal differences, and with the omission of one clause.

Among the original by-laws was one directing that the site of every house or building should be covered by a layer of good concrete; but it was added, "The foregoing by-law shall not apply to any building or other erection to be used as a stable or shed, provided that such erection shall not be used for any public entertainment, or as a dwelling or sleeping place."

These words were now proposed to be omitted, with the result that the County Council would be able to require that all buildings, for whatever purpose erected, should have a basement floor of concrete. It was no doubt very desirable that almost every building should have such a concrete floor; but there might be positions where it was unnecessary, and, at all events, the effect of the alteration should be carefully considered.

With regard to Section 32, both the Architects and Surveyors suggested that the dimensions given in the first edition of the Bill should be reduced from 30 feet to 10 feet, and in the Commons that suggestion was adopted.

Section 33 was, he considered, an important one, and should properly be considered in conjunction with 34. The one had reference to corner sites, and the other to erecting buildings within 20 feet of the centre of a road laid out. As Section 33 at first stood, the line of a side street was to be carried to the main street, and all buildings erected were

to be set back to the line of frontage in the side street. That would affect both old and new buildings—that was to say, both new buildings and buildings erected on old sites. The insertion which was made in the Lords was a very important one. After the words “The superintending architect, “in setting out the general line of buildings in any street, “so far as affects any building structure to be erected after “the passing of this Act” were added the following exemptions:—“Other than the site of a building, or on land “held with a building existing at the time of the passing of “this Act, or on land laid out for building at the time of “the passing of this Act.” This alteration obviated the difficulty as to old corner sites, but did not contain the compensation which was proposed to be provided in the suggestions made both by the Architects and Surveyors; and it also got over the power of carrying the line of frontage of the side street up to the main street, so far as new buildings were concerned, wherever that corner site had already been either covered or partly built upon by houses.

The suggestion made by the Council of this Institution was, that it was undoubtedly desirable that buildings on corner plots should not extend in front of the frontages of the side streets, and that the County Council should have power to straighten the frontage and set back the corner sites, but it was always supposed that if they did so they would be required to pay compensation.

The introduction of these words “other than the site “of a building” reduced the clause, he thought, to a nullity. And the County Council practically withdrew the admirable proposition which they had made, that all corner sites which projected out into the side street should be kept back. In the House of Commons the railway interest was strong enough to obtain the insertion of the provision, as it had been inserted in the original Building Act, that

“nothing should affect the powers of any railway company.”

Section 34 dealt partly with the same question of setting back frontages. Of course, if streets were laid out with the houses too near the centre for sanitary and other desirable arrangements to be carried out, it was a misfortune to the town. In many cases the streets had increased in importance, and there was no doubt that it was most desirable that the County Council should have the opportunity, whenever it occurred, of setting back the lines of frontage, so that there should not be less than a 20-foot passage for foot traffic, and 40-foot for carriage traffic.

Section 36, having reference to the heights of buildings, began with the words “No building” (then in the Lords was inserted “not being a church or chapel, and not being “a building contracted to be erected before the passing of “this Act”) “shall be erected after the passing of this Act “to a greater height than 90 feet.” In the original Bill it was to be 70 feet and one storey in the roof, or 70 feet to the height of one-third of the gable. The Royal Institute proposed that it should be 70 feet to one-third of the height of the gable, and also suggested the very important addition, that in the case of lofty houses there should be a means of escape from fire.

The Surveyors proposed to take a broader view of the subject. They said:—“Let there be no houses higher than “60 feet, with the roof sloping at an angle of 45° from that “height of 60 feet, or if the street is wider than 40 feet, “then the houses shall not be higher than one and a half “times the width of the street, with the roofs and all the “superstructure—the top hamper of the building—sloping “at an angle of 45° from that line.” The 70 feet was withdrawn; but the suggestion to allow 60 feet and make the height of the buildings dependent upon the width

of the street was not adopted. The rule was now 90 feet, exclusive of two storeys in the roof, and there was nothing to require that these very lofty buildings should be made fire-proof in any way. In the House of Lords the exception was made that any existing building, forming part of a continuous block of buildings exceeding the height, might be carried up. If one had a site in immediate contiguity to a building already very lofty, it might be permissible to build to a similar height. Notice of consent was also to be given by the adjoining owners. The provision for an appeal to the tribunal established in the early part of the Bill was also inserted in the Lords.

Such were the changes which the Bill had undergone as it passed through the ordeal of the House of Commons and the House of Lords. It might or it might not be the best way of correcting errors which appeared in the Building Act, to introduce year after year various clauses modifying it. Discrepancies existed with regard to modern modes of construction and the requirements of the present day which certainly required correction. But interference with the Building Act, for the purposes of correction and improvement, was a very serious matter, and he could quite understand that the advisers of the County Council had very strong ground under their feet when they suggested that the various points which were necessary to be dealt with should be dealt with by Acts passed from year to year. He himself looked forward to the time when a new Building Act which would hold together better, should be passed, and he trusted that, as some attention was now paid to the advice of the Surveyors and the Architects, these bodies might combine together and take some preliminary steps towards drawing up, in due course of time, a practical Building Act. In any new Building Act there should be powers of varying, by by-laws or by altering schedules, without going through the

process of passing a new Act through the Houses of Lords and Commons.

He was afraid Sections 33 and 34 exhibited a desire on the part of the County Council to curtail private rights without compensation, but if such curtailment were desirable, he did not see how, in honour, compensation could be withheld. Ratepayers would look to the County Council not to exercise such rights unless there were such advantages to be gained as ought to be worth paying for. If the County Council had included some provision for compensation, he thought that they would have been given further powers, which it was most desirable that they should have.

In considering what a new Building Act should contain, the position of the district surveyor was a matter of great importance, and a reference to the Act of 1844 would show the position of the district surveyors of those days, and the admirable provisions then made for a Court of Reference :—
 “ For the purpose of dividing the district to which this Act
 “ is to be applied into several districts, surveyors are to be
 “ appointed by the City, and by the County Justices of
 “ Middlesex, Surrey, and Kent, and the City of Westminster,
 “ and with the consent of Her Majesty’s principal Secretaries
 “ of State.” The appointment was then clear under the Building Act, and the surveyor’s position defined. But within the last few years no district surveyor had, he believed, been appointed to his position without signing a variety of clauses entirely new under either the present or the former Building Act. He would call special attention to Clause 80 in the Act of 1844, describing the appointment of two official referees :—“ For the purpose of providing for
 “ the appointment of competent official referees, to superin-
 “ tend the execution of this Act throughout all the districts
 “ to which it is applicable, and also to determine sundry
 “ matters in question incident thereto, as well as to exercise

“ in certain cases a discretion in the relaxation of the fixed
 “ rules and directions of this Act, where the strict observance
 “ thereof is impracticable or would defeat the object of this
 “ Act, or would needlessly affect with injury the course and
 “ operation of this branch of business, be it enacted ”—
 that certain official referees should be appointed. The
 possibility of disputes on building questions was thoroughly
 recognised in that Act, as it had not been in later Acts.
 He trusted that the reasons alleged in 1844 for the referees
 having a general knowledge of building construction, and
 for their taking into consideration those impossibilities which
 the Building Act at the present time required, would not
 in the future be forgotten.

Another point of great importance was the different
 modes of dealing with new and old properties. The Build-
 ing Act had to do with the rebuilding of old erections on
 enclosed sites, and the erecting of new buildings on vacant
 sites ; and it was an open question whether the rules affect-
 ing those two classes of property should not be divided into
 two separate sections of the Act. He trusted, as he had
 said, that some reasonable Bill would be brought forward
 at no very distant time, and, meanwhile, these alterations
 must be treated as important features of the Act. Every
 surveyor ought to study most carefully how the Act bore
 upon his practice ; and he believed that the Paper would
 assist the Members very greatly in coming to a conclusion
 upon the matter.

Mr. G. M. FREEMAN (Associate) said he would not
 occupy the time of the Meeting by following the exhaustive
 analysis to which some Members had subjected the sections
 of the Act. His only excuse for venturing to trouble the
 Meeting at all upon the subject was that he happened to be
 the barrister representing the County Council in carrying

these clauses through Parliament, and was therefore in a position to speak of what took place.

Taking, as he did, a very strong interest in the Institution, he desired to render any assistance he could to the Members in discussing this important question, and therefore, while he had reason to express a certain amount of acquaintance with the detail of the measure, it was not in his capacity as an advocate, but rather as an Associate of the Institution, that he rose to speak. He wished in the first place to express appreciation of the intelligent, calm, and dispassionate way in which the author had put the products of this legislation before the Meeting. He observed that Mr. HUDSON appeared in two capacities, possibly suggested by the month in which the discussion was then being carried on. Whereas he came in with a mighty roar, and declared that "it was most unfortunate and most undesirable that provisions of such a character should be included in a local Act," he was good enough to go out at the end of the Paper with a most gentle and peaceful bleat, saying that the majority of these innovations had no doubt been beneficial.

He (Mr. FREEMAN) wished at once to meet the proposition which the opener had very fairly put forward, but which, he thought, would break down on more careful analysis, that the County Council should not have introduced in a private measure provisions of so important a nature as the alterations in this Bill. His grounds for complaint were, first, that they were introduced in a Bill which did not give full notice of what it contained, and secondly, that thereby the Bill evaded full discussion and full notice.

On the first point he would remark that what was done with regard to the Metropolis in this Bill was precisely the course adopted by every other large town throughout the length and breadth of England, Ireland, and Scotland, in dealing with municipal affairs. Every alteration of sanitary

regulations, of building rules, of water supply, or of drainage systems, in Liverpool, Manchester, Glasgow, or Dublin, was contained in a private Bill, and he could see no reason—except for the fact that London was at present larger than Glasgow or Manchester or Dublin—why the same course should not be pursued in this case.

In the next place, he wished to point out that to obtain the full discussion of such a Bill as a public measure in Parliament, would have been to all intents and purposes practically impossible, for when the Bill was introduced there were not those facilities for discussing measures relating to England which at present happily existed, nor was there any immediate prospect that such a state of things would arise.

The author had said that the measure was neither adequately known nor fully discussed, but he (Mr. FREEMAN) could say from most painful experience that it was most fully known and was discussed in a way which some people might think inadequate, but which, on his side, was regarded as almost transcending the limits of adequacy. All interests in any way affected by the provisions of this Bill were represented, and not only represented but given an opportunity of having their views fairly discussed, fairly listened to, and fairly weighed in a manner which would have been utterly impossible during the progress of a Bill of this kind, if introduced into Parliament as a public measure, for the Bill dealt with intricate and to a large extent technical matters.

As the fact was, it was referred to a Private Committee and a most able and most careful Committee in both Houses; everybody who had any interest, whether land-owners, insurance offices, The Surveyors' Institution, the Royal Institute of British Architects, or the various other bodies interested in these measures, all appeared—all had

an opportunity of assisting in the discussion of the measure, and the result was as full, fair, and free a discussion as could possibly have been accorded to any public measure. Therefore he ventured to think that the charge which the author had made, that the measure was surreptitiously introduced and was not fully discussed, had, in fact, broken down.

He would suggest one other point for the consideration of the Meeting. To a large extent the Bill originated in the following way. In the course of the inquiry into the procedure of the late Metropolitan Board of Works, it appeared evident that various rules and regulations which had hitherto been considered effective were not so, and that alterations were desirable. Very many of the suggestions embodied in the clauses of this Bill emanated either from Lord HERSCHELL or from other members of the Commission, or from architects or surveyors who appeared before it.

Dealing now very briefly with some of the more important of the sections which were in controversy, he might first observe that a considerable number of provisions relating to the bridge at Barking Creek were introduced in the original Bill, but had to be struck out in consequence of the fact that the Essex County Council declined to combine with the London County Council in dealing with that matter. He did not think even the most severe critic could object to Clause 26, which was simply to the effect that members of the County Council should be exempt from serving on juries in the county of London. The next clause was purely a minute alteration to facilitate the passing of plans. Instead of their having to be signed by the Chairman of the Board (who was often difficult of access owing to the multiplicity of his duties), they might now be signed by the Chairman of the Building Act Committee. That was, again, a suggestion of Lord HERSCHELL, and was unanimously approved by the Committee.

Then came the question of appeal against the line of building as certified by the superintending architect. That, again, was a direct suggestion from Lord HERSCHELL's Commission. It was pointed out that to settle the line of buildings, which depended upon a very great number of conditions and very many different interests which it was exceedingly difficult always to gauge and fully appreciate, was a matter which in many cases would involve a certain amount of sympathy on the one side or antipathy on the other, and it was unreasonable and unfair to saddle the odium upon one individual of settling the line of building, which, although settled with perfect honesty and with the best intention of doing right, might injure surrounding property owing to his not having had a full opportunity of inquiring into all the circumstances and hearing all possible objections.

It was therefore suggested that a tribunal should be established such as had now been provided. In framing that clause the promoters of the Bill had the cordial co-operation both of the Architects and of the Surveyors; and on looking at it everybody would admit that it gave the utmost possible protection to the interests of the landowner, of the building-owner, of the public bodies, and of the public itself.

With reference to the possibility of the superintending architect being appointed by the County Council to represent them on the tribunal under Section 28, it was the intention of the Act that he should appear on one side to state his views, and that the owners of the land who consider themselves affected would appear on the other, so that the superintending architect could not well sit in judgment and give evidence also.

Section 29 was discussed at great length before Lord HERSCHELL's Commission, and before the Committees both of

the Commons and of the Lords. The insurance societies were heard, Captain SHAW was heard, and many professional men were heard upon the subject. The conclusion come to was that, whereas for ordinary purposes the existing limit as to the size of buildings would no doubt work very well, there were some cases—few perhaps—in which, nevertheless, it was necessary to contravene the law in order to do justice. It was said, “Either let us have the law defined, and say “that we must not go beyond a certain limit, and let the “inconvenience fall upon the public, until it is remedied by “an Act of Parliament, or let us have a certain elastic “power to deal with the particular cases as they come up.” Certain particular instances were brought forward where injustice would be done if this exception was not granted. After hearing all the representations which could be made upon the subject, it was determined that justice would be done by, in certain cases, extending the provision within certain limits, where the officer responsible for the safety of the public could say that dangerous businesses were not being carried on, and that the buildings themselves were properly safeguarded against the risk of fire.

The words of the Act were “unless they are *satisfied* that “proper arrangements have been made or will be made and “maintained for lessening, so far as reasonably practicable, “danger from fire.”

The object of Section 31 was approved by everybody, and it was felt that the rule as regards plastering should be assimilated to the rules for mortar. It was, perhaps, only a small matter, but, nevertheless, it had been debated at considerable length—not hurried through committee, but carefully discussed and carefully considered.

Section 32 was due simply to the fact that under the existing provisions hoardings might be, and had been, placed in positions and under circumstances where they formed a

serious menace to the safety of the public. That having been proved before the Committee, and various district surveyors, who of all persons could speak with most authority on the subject, having been called in support of this contention, the Committee saw no reason—there being practically no opposition to it—why they should not do what lay in their power to reduce the risk to human life. This clause was passed for the protection of the public, mainly on account of the lamentable accident which took place in High Street, Islington, some three years ago.

Perhaps of all clauses in the Bill the most difficult to construe and to arrive at a just determination upon was that dealing with buildings abutting upon a corner. As all present were doubtless aware, the subject had been the matter of litigation. A case had been carried to the House of Lords, with the result that a very unsatisfactory state of things prevailed as to certain corner sites. This clause (Section 33) was more fully debated, and more persons were heard upon it, than probably any other clause in the whole Bill; and he ventured to say, from a pretty long experience in Parliamentary Committees, that no clause had ever had more evidence given upon it than this.

If an uncovered area were taken, it was perfectly practicable, owing to the way in which streets are laid out, to so lay out the frontage that, to all intents and purposes, there should be no undue loss by conforming to the line of the buildings in the side street. The difficulty pointed out was this. Suppose a man had land fronting the main street which he had laid out for building, or was about to lay out for building, and someone, either for spite or blackmail, or some purpose or another, set back houses in the side street fifty feet from the centre of the road, this latter builder was able to reduce the corner site owned by the frontager to practically no value at all. Now, everybody admitted that to be a most serious

difficulty to meet. But he (Mr. FREEMAN) thought that when a man was laying out an estate he would first regard the front line. In all probability he would lay that out first. In laying out new estates it was perfectly clear that both the landowner and public body should give and take, and that the former should not be allowed to lay out his front land in such a way as to obviously make what would have been a proper side street into the neck of a bottle. But in a case where a man had bought property already laid out, or where there was no indication to put him on his guard, and had laid out his land for building, it would be a most unjust thing that he should be required to sacrifice practically a vested interest for the benefit of the Council. Therefore restrictions were added which rendered such a case impossible, for directly a man could show that he was either replacing an old building or carrying out designs upon land laid out for buildings at the time of the passing of this Act, he became exempt from this provision of the Act. It had been said by the last speaker that if the Council wanted to set back a man's line of frontage for the public benefit, it should pay him compensation. So it should—so it did—so it must. This Act did not prevent it. If it were necessary, in order to widen a street, to take down an existing building, to lay down a building line which affected an existing building or a site already laid out for building, then compensation must be given under the general Act. There was nothing in this Act to alter that. If the County Council or any local authority endeavoured to take land under such circumstances and throw it into the street, there would be a consensus of surveyors on the one side giving evidence that such a course was against the law and impracticable, and he very much doubted whether anybody, even with the courage of his

(Mr. FREEMAN's) profession, could be found to cross-examine such witnesses.

This Act did absolutely no injustice to anybody who had a vested interest in land. It simply said that in laying out a new estate the return frontage must be taken into consideration, but there was a very important restriction. It was not left to one individual to determine the rights in this case; but to a tribunal which, by the admission of the persons most conversant with the subject, was the proper tribunal to decide such a question. He ventured to say that when this Act was properly understood it would be seen that injustice could not be done.

The next Section (34) had been much misunderstood. As the law stood it was permissible to re-erect an existing building, or to extend it in any manner the owner pleased. But there was a question, and a serious question, whether, in the case of extending a building beyond that building—for instance, adding a billiard room to a house—whether one might bring it forward beyond the existing line of buildings. This Act says it shall only be brought forward in conformity with the general building line. It only deals with a small matter, which is found in practical experience to be a difficulty, and it solves the difficulty which everybody desired to be solved.

The same remark applied to the next Section (35), dealing with the laying out of new carriageways. That, again, was intended to meet certain difficulties which had arisen where the owners of land laid out carriageways having only communication with one highway, and then fenced them in, and thus prevented the authority having any control over them. Under this Act the same rule applied as prevailed in the Act of 1882, that wherever a road was laid out to be used as a carriageway, it shall

communicate with two carriageways, and therefore be brought into conformity with the general rules for building in the Metropolis.

With regard to the limiting of the height of buildings, that was a matter upon which, after a great deal of discussion, absolute unanimity was arrived at. No doubt the original proposition to limit buildings to 70 feet in height was too stringent. It was opposed by many persons who considered it objectionable in the Metropolis. It was feared that the example of the Albert Gate buildings would be extensively followed, and therefore a drastic measure was introduced to restrict the height of such buildings. Mainly in consequence of the representation of the Councils of the Institution and of the Royal Institute, it was seen that too limited a view had been taken. It was pointed out that there exist in very many instances rows of buildings of a certain height, some of which would require to be rebuilt as time advanced, where it might be desirable that the lower buildings in the block should be built up to the same height as the others, and it would be very unfair if, instead of uniformity, which might be advantageous, these restrictions should prevail and the height of those buildings should be reduced. The wisdom of that was seen, and a proviso put in at the end of the clause.

He had now practically dealt with all the building sections in the Act. He was very anxious, when he saw that this Paper was to be read before the Institution, whose debates were not mere academic discussions, but very often affected future legislation, that there should be no misunderstanding as to what was really intended by the clauses. It was frequently said that the person who drew a clause was the last person who knew what was its ultimate meaning, and his modesty prevented his suggesting for one moment that he had the least idea of what these clauses did now in

fact mean. He knew what they were intended to mean, and if they did not fulfil the purpose for which they were intended he thought that not merely the superintending architect of the County Council, but the counsel who represented him on that occasion, the Presidents of The Surveyors' Institution and of the Institute of Architects, and a countless number of others who gave evidence, would be equally to blame for not having been able, during the course of some six or seven days' vigorous argument, to have better informed the minds of the Committee of Lords and Commons who sat upon the Bill.

Mr. P. D. TUCKETT (Fellow) remarked that last Session the County Council passed two Metropolitan Management Amendment Acts, and yet this private Act further amended the former Metropolitan Amendment Acts in several very important particulars. After all Mr. FREEMAN's explanations it still seemed very strange that the amendments to these Acts should be scattered through three different Acts in one Session. He wished to refer to Clause 35, the subject of a recommendation which the Council were good enough to make at his (the speaker's) suggestion, when the Bill was in Parliament, but which led to no amendment. This clause was also noticed in a Paper which he wrote (by request) for the last number of "Professional Notes." It referred to public carriageways which do not communicate at both ends with a 40-foot road. In this Paper the reader was referred back to the Act of 1862 for the previous state of the law; but a most serious alteration was made by the Metropolitan Amendment Act of 1882 (45 Vict., ch. 14). By the 7th Section, unless a proposed new street afford direct communication between two other streets, the Metropolitan Board (now the County Council) might either decline to sanction it, or prescribe conditions. If they sanctioned sub-

ject to conditions, there was an appeal to a police magistrate upon the reasonableness of the conditions; but (by some strange slip or oversight in 1882), if they simply declined to sanction, there was no appeal. It was so extraordinary and unjust that there should be an appeal in the minor but none in the major case, that some might be disposed to doubt the fact, but he (the speaker) had had occasion to take the opinion of counsel on the point, which was clear to the effect stated, and the County Council acted on that view of the law.

This 35th Clause in the present Act was very similar to the 7th Clause of the Act of 1882; except that it referred to a carriageway not opening at each end into a 40-foot street, instead of to a new street not affording direct communication between two other streets, and that the appeal against conditions was to be to a referee appointed by the HOME SECRETARY, instead of to a police magistrate. As the Act of 1882 appeared to remain unrepealed, and as the same road might easily come under both Acts, this appeared to make a strange muddle about appeals; but that was of no practical consequence whatever, because neither the Metropolitan Board nor the County Council had ever prescribed any conditions, so as to allow of an appeal. They had always given an absolute refusal without stating any reason.

There had been a number of cases, in which the refusal had been a very great hardship, including the loss of many thousands of pounds to an individual owner. He (the speaker) was concerned in one case of great hardship, which ought, at any rate, to have been passed, even as an exception to a general rule. His client owned five acres of building land which would certainly let for £500 a year, which was cut off by a line of railway, so that it had, and could have, only one frontage to one existing road. Up to 1878 there had been access to another road at the other end, but of this they had then been compulsorily deprived, and, as up to 1882 a

crescent road was lawful, no compensation could be obtained for such deprivation. But the land had long ago been let on lease as a paddock at a grass rent until 1883, so that a crescent road could not be formed until after the Act of 1882 made the consent of the Metropolitan Board needful. Although the reasonableness and propriety of such a crescent road was fully admitted and the plan approved of in a private interview years ago by a chairman of the Building Act Committee of the Metropolitan Board, the Board simply declined to sanction it, without stating any reason or conditions, and the County Council had lately done the same; and it made the grievance worse, that the tribunal was a secret one, and that one never knew whether the statements sent in explaining the reasons why such consent should be given, had ever been carefully read and considered, or only hastily thrown aside in the press of business.

Thus, an individual had been already deprived of some £500 per annum for about six or seven years, and it seemed likely that what might have been a crescent road of highly respectable residences, would be forced to be used for factory and other purposes, which would become a serious nuisance to a respectable neighbourhood, as well as entailing a loss of many thousands to the owner. And it would seem by many letters appearing in the newspapers and in other ways that there were a considerable number of other people who have suffered from somewhat similar arbitrary treatment. Possibly Mr. HUNTER might suggest that if such a crescent road were enclosed with gates at the ends, and repaired by the owner it would not be a *public* carriageway or street, and that therefore these Acts would not apply to it, and the fines not be recoverable. The Metropolitan Board had absolutely refused to give any explanation of the law or join in obtaining any opinion upon it; and to test such a question was almost impossible for trustees or any quiet private

owner ; because first one must get a sewer connection from the vestry, which might not be easy for an unauthorised private road, and then build at least two or three separate houses, before the Council could proceed against the owner ; and if one then lost, the damage would be very great. And he gathered that the case of *Daws & Son v. The London County Council* (quoted by Mr. HUNTER) was considered to have settled that any road, having two or three separate dwelling-houses in it, is to be deemed a public street. Messrs. DAWES & SON (as he understood it) were convicted of obstructing a public road with gates, which lessened its width below 40 feet, although they intended this to be their private road. If this was not a correct view of that case, he should be glad if Mr. HUNTER would correct him.

There was a very sore feeling abroad about the administration of these Acts by the Council. It was felt that neither the Metropolitan Board nor the Council nor their staff had realised that the vast powers over individuals entrusted to them by the Legislature, necessarily implied the exercise by them of a thoroughly impartial judicial spirit in judging of each case, so that justice might be done to all the individuals who together made up the public. On the contrary they were credited with far too much regarding themselves merely as the agents of the general public against each of the individuals who together made up the public, and as though the harder or more oppressive bargains they made with each individual, the more the benefit to the public. He (the speaker) had heard expressions used at Spring Gardens which amounted to this. Such principles might be excused in an agent, but they were wholly inconsistent with the extensive *judicial* authority given them by Parliament, and in particular with the omission of any appeal in the case in question, which was the alteration the Council sug-

gested without effect. In such a case the Council would be quite justified in considering what conditions were practicable and would be right in the public interest, and in imposing them; but to put an absolute veto on any use being made of land worth £10,000 or £15,000 was unreasonable in the face of it, and he ventured to submit, was an abuse of the powers conferred by Parliament.

He would add a very few words about Clause 31, as to side frontages. In laying out a suburban building estate one had to sacrifice 40 feet of the main frontage for each cross road, and having a clear 40 feet as the Acts prescribe, and which formed a good open road, why should one be called upon to waste still more of the most valuable frontage, because it happened to be desirable to set back the houses in the cross road 10 or 20 feet? They were well enough with a uniform 40 feet unenclosed, and it was hardly fair to call such a road "bottle-necked." How would they be made better by compelling the corner shop to have an enclosed or unenclosed forecourt down one side, in which goods could be exposed? Few things more damaging to a respectable new road could be suggested. When an experienced surveyor laid out such an estate, what he liked to do when the main frontage was intended for shops and the cross streets for private houses (as commonly happened) was to get the side streets built first; because he would do much better with the shops, if the neighbourhood were first formed.

Under this Act one would now have to do one of two things. Either build the shops first (at any rate the corner shops), which was certainly an undesirable thing to force, or refuse to allow the private houses to be set back, so far as would be desirable, and as would have been done but for this clause, and this also seemed an undesirable result. Mr. FREEMAN seemed to make a great deal of there being an appeal under this clause, but that was merely a

temporary one, as to the fact whether a particular estate had or had not been laid out for building last August.

Mr. H. H. COLLINS (Fellow) said the point raised by Mr. TUCKETT was that raised by the District Surveyors' Association, and was at the time forwarded to the proper quarter. There was no doubt that, instead of the admirable ventilation and sanitation which large forecourts permitted, and instead of having streets 50 or 60 feet wide, the tendency would be to confine them strictly to the 40 feet wide provided by the Act.

He recollected cases which perfectly justified the observations which Mr. TUCKETT had made with reference to the action of the Council with regard to allowing roads communicating with only one street.

The whole question had been, he thought, considered *ad nauseam*. Long reports had been made by the Royal Institute of British Architects, by this Institution, by the District Surveyors' Association (in which he took a leading part), and by the Sanitary Institution of Great Britain, and a great many other bodies. But it was not at first easy to discover that a Bill was to be introduced containing matter quite at variance with its title, and it was only when attention had been called to the fact by the Secretary of this Institution that their minds became fully alert to guard against its proposed enactments.

He ventured to say, despite Mr. FREEMAN's assertion to the contrary, that no public body ever treated suggestions made with scantier courtesy than the County Council had done.

If it had been possible during the progress of the Bill to have had an analysis of it, such as this Paper furnished, he believed that the County Council would have derived some enlightenment from the expressions of opinion which

would have followed on a great many details which the Bill contained.

He himself liked to have things perfectly clear and above-board, and one of the objections which he had to the present procedure of the County Council was that matters in dispute were at once referred to the Building Act Committee of the Council (as had been the case under the Metropolitan Board of Works), and that this committee considered the question *in camera*. No one knew anything of what took place. Even the parties interested learned only what it pleased the County Council to let them know. The committee's decisions on various cases were then brought up as one report to the general Council, and passed as a matter of course, thereby oftentimes doing great injustice to the applicants. That was, he thought, a great blot upon the present procedure of the County Council. It would be seen on looking through this Act that matters were also to be referred to these committees. The public had no means of obtaining any redress, and very often had not even the opportunity of knowing the reasons—if there were reasons—which had dictated the decisions at which the committee arrived.

The height of buildings was a matter which had been very fully discussed and considered, but he did not think very much improvement had been made on the provisions of the Act of 1885. The regulation that there should not be more than two storeys in a roof was a concession in the right direction. Formerly there was no reason why there should not be three or four storeys in a roof, as on the Continent. The District Surveyors' Association thought two quite sufficient, and he was glad to say that their suggestions had been adopted.

He thought with Mr. WOODWARD that too much latitude had been given with regard to the cubic contents of build-

ings. It was said—and Captain SHAW had, he believed, reiterated it—that there were no appliances which enabled the Brigade to deal with a fire of larger dimensions than the cube of 60, a dimension arrived at by Captain BRAIDWOOD (Captain SHAW's successor). It would be recollected, that the Amendment Act of 1860, 23 and 24 Vic., c. 52, exempted from limitation as to height buildings for the manufacture of machinery, &c. beyond three miles of St. Paul's, and he thought, if it was desired to have these enormous buildings, they should only be allowed within a limited radius. If it were required to carry on a business of such large dimensions it should be taken out of town, so as not to imperil houses and buildings in its neighbourhood. In the City of London there were actual towns, contained in one building, but extending from one end of a street like Mincing Lane to the other, in which were chambers, offices, and sample rooms. He knew of one enormous building, on which he had to make a very long report as district surveyor, in which there was to be a public building, offices, sample rooms, restaurant, sale room, &c. It was put to such a variety of uses that it would puzzle anyone to designate the true nature of the structure—whether to call it a public building or a private one. Unless great care were taken with its construction it would form a standing menace to the buildings which surrounded it. The architect happened, in this case, to be a gentleman who always paid great attention to necessary precautions, and so would probably avoid danger, but the matter might have fallen into other hands.

With regard to plaster, he thought the regulations were most beneficial. He recollected when it was a common practice, in the parish of Paddington, for the slop gathered from the roads to be sold to builders, and all the

decayed matter and unsanitary ingredients which this slop contained were put upon the walls, and incorporated in some of the very first class of houses in the neighbourhood of Westbourne Terrace. The new regulations would put a stop to such proceedings, and he was glad to find that, whilst hitherto control had only been exercised over mortar, there was now to be some supervision over the composition of plaster.

The by-law respecting concrete was also a very beneficent provision, but was, he thought, too lax. Every site should be covered with concrete, but not so much concrete, as apparently was provided for by these bye-laws. He was sorry to see that burnt ballast was permitted, but he thought that if there was one way more objectionable than another, of absorbing water and making the soil unsanitary, it was by the use of such concrete. The Act *did not* apply to the City of London, but he had noticed in suburban districts a material called "concrete" used, which, in his opinion, was most injurious and perpetuated that which should be most strictly avoided.

The lateness of the hour precluded his extending his observations, although there were many details connected with the subject he should have much desired to discuss. had time allowed of so doing.

Mr. W. EVE (Fellow) thought that Mr. HUDSON had been rather hard on the County Council with regard to the bringing in of this Bill as a private Bill. With Mr. FREEMAN, he failed to see why the Metropolis should be dealt with differently from other large towns in England, which all had to introduce measures of this kind as private Bills; and he ventured to think, as Mr. FREEMAN had very clearly put it, that the details of such a measure could be

very much more fully discussed in such a form than in that of a public Bill. With regard to its title, it would, no doubt, have been very much better had it been connected with some of the other Bills which the County Council had before Parliament last year, but he thought that most of the surveyors and others interested in the subject were fully alive to this matter during its progress through Parliament.

Dealing with the Act as a whole, he thought it had certainly improved matters. In the first place, the right of appeal had been granted, which was a very salutary thing.

On page 193 Mr. HUDSON alluded to Section 34, which he (Mr. EVE) did not understand in the same way as the author of the Paper. Section 34 provided, "no person shall, "after the passing of this Act, extend any building, structure, "or erection upon a site not previously occupied in whole "by a building." Now, it seemed to him that any building might be pulled down, and, if the new building did not extend beyond what was included in the site of the previous building, no infringement of the Act arose. The section must be read without the words, "not previously occupied in "whole by a building"; for it was quite certain, if the site was previously occupied *in whole* by a building, it was physically impossible to extend it, and if Mr. HUDSON would re-read that clause, he believed he would come to the conclusion that it did not affect or restrict the building in any sense whatever. Given a building 20 feet by 30 feet, one could erect on that site another building 20 feet by 15, provided that the new building was wholly and entirely within the 20 by 30 feet occupied by the previous building. That was his reading of the section, and he should be very glad if Mr. HUDSON would kindly correct him if, on consideration, he did not arrive at the same conclusion.

On page 197 Mr. HUDSON alluded to a very important question; but, here again, he ventured to think that the Act had not been rightly interpreted by Mr. HUDSON. No doubt Section 33 was very difficult to understand, and had been added to and added to until it had become unintelligible. But he ventured to think that it had practically no effect whatever. Among the exemptions was one which, in his judgment, rendered the whole section of no effect. It said, "on land held with a building existing at the time of the passing of this Act." Now, the Act did not say, "on land which at the time of the passing of the Act was held with an existing building." So that, if one had a corner plot and desired to build upon it without restriction, all that was necessary was to acquire a piece of the adjoining property on which a building stood, and then the whole was "held with a building existing at the time of the passing of this Act." There was nothing whatever in the provision, and nobody need fear it.

Turning to Section 30, he must say he could not understand it at all. If it meant anything, he could not understand what it meant, and if it meant nothing, what was it there for? It was a question of defining the centre of a road, "after the passing of this Act." But, inasmuch as no roads were now laid out less than 40 feet for carriage purposes, and less than 20 feet for foot traffic, it seemed to him that there was nothing to define, because the defining of the centre line was only for the purposes of the Act, and the purposes of the Act, as heretofore stated, were that buildings were not to be erected within 20 feet of the centre of a carriage road or 10 feet of the centre of a road for foot traffic. So that, to him, it was difficult to see under what circumstances Section 30 could come into operation.

With regard to chimney shafts, he believed that a

chimney shaft was not a building under the Building Act, as it was dealt with under special provisions, and would not therefore be limited in height as stated by Mr. HUDSON.

With regard to Section 36, Sub-section 5, he was surprised to find that dock companies as well as railway companies had not been exempted. He did not quite understand how dock companies would manage without that exemption, to which he thought they were as well entitled as were railway companies.

He ventured with deference to differ from Mr. FREEMAN when he said that the Superintending Architect *could* not be appointed to represent the London County Council on the appellate tribunal. There was nothing in the Act to prevent it.

His friend Mr. TUCKETT was very much distressed about the question of the carriageways. He thought, however, there was a way of getting over that difficulty; and it must be remembered, with regard to the whole of these clauses, that it was a question of the consent of the County Council. The provisions were not compulsory, but were left to the discretion of the County Council, who, it might be hoped, would deal with the matter in a fair and proper spirit. All that could possibly be feared was that building-owners should not be properly treated by the County Council, and he thought there was not much cause for such fear. The permissive character of the Bill must not be lost sight of.

As the Paper was headed "Recent Legislation as to "Buildings and Streets in London," he thought it would not be complete unless allusion were made to the amendment of the 1862 Act which was passed last year. That Act had relation to the paving of streets, and was a most important one. It was not permissive, but was retrospective. Under

the Act of 1856 all streets—all roads, which at that time were streets—could be paved at the cost of the general body of ratepayers. Under this Act the question was, was it a street when the Metropolis Management Act was passed in 1885? If so, the general repair and the paving of the street would devolve upon the general body of ratepayers. But the Act of 1890 said that the local authorities now have power *to* pave any road at the cost of the owner, even if it were a street at the time of the passing of the Act of 1885—the great hardship being that it was retrospective, while persons had bought the property knowing the law that if a road was not paved, but had been a street before 1885, the burden of the repair would fall upon the general body of ratepayers. The legislature last year altered that provision entirely, and made it obligatory that if and when the paths of such streets were paved, the costs must devolve—not *may*, but *must*, devolve—upon the owners of the property. Retrospective legislation, as a rule, was bad legislation. Let people know what was going to happen and they could make arrangements accordingly. But he thought it very hard on persons who purchased property between 1855 and the present time, knowing the law on the subject and being aware that the obligation to pave would devolve upon the ratepayers, that this Act should be passed, and should alter the old system by putting that charge on the owners of the property.

MR. ARTHUR GARRARD (Fellow) said he understood Mr. FREEMAN to say that members of the County Council could not be appointed to the Tribunal of Appeal, but as he read it they could be, and not only did he think they could, but he thought they ought to be, so that the Council's views should be properly represented.

Section 32 was rather a curious one. It made it compulsory on anybody who wanted to take down a house within 10 feet of a public thoroughfare to give notice and put up a hoarding and hand-rail for the protection of foot passengers. He thought if a man had 10 feet within his own ground that was hardly necessary.

The question of the frontage (Section 33) was a very important matter. Supposing a side street was built first with the houses set back a distance of 50 feet, then, as the road itself must be 40 feet wide, there would be 140 feet between the two corner houses on the main front. The probability was that a house in the main road would have a garden at least 150 feet in depth. So that to have a space of 140 feet in width at the entrance of the road was wholly unnecessary, and very likely to become a nuisance. This matter had been in his mind for many years—long before these Acts came in or were talked about. In laying out estates he had always found it very inexpedient, with a return road 40 feet wide, that houses should be built close up to it. If the corner houses were reasonably high—two or three storeys—and they set back from the side street 10 feet or 15 feet, that would give 60 or 70 feet between them at the end of the road, which, if the houses in the return street were 30 or 35 feet back, was ample for all purposes both for appearance and health. He thought the section a very stringent one, and it ought, in some way, to be modified.

There was another matter which had always been a trouble to him, and that was with regard to the foundations of the walls of houses. The by-law on page 230* enacted that “the foundations of the walls of every house and “building shall be formed of a good bed of concrete not “less than 9 inches thick, and projecting at least four

* “Transactions,” vol. xxiii., *ante*.

“ inches on each side.” In Chancery Lane two houses were built which had two quarter partitions in place of a party wall, and on no foundation. One owner pulled his house down, to rebuild it, and gave the adjoining owner a party-wall notice. He said, “ No ; it is my independent partition : “ it is my outside wall, and you cannot touch it ; ” and he could not. Now, if each adjoining owner built the whole of the footings upon his own ground with concrete projecting 4 inches, as directed, there would be a foot or 15 inches at least of open space that could not be built over, if the by-law was rigidly observed ; and he thought there ought to be some means of allowing a building owner, under proper restrictions, to construct his external wall next to the adjoining owner’s property without requiring him to project his footings under such adjoining owner’s property where he would not allow to do it.

Mr. T. BLASHILL (Fellow) said he considered himself fortunate in finding that many of the points which he had noted for comment had been already dealt with by previous speakers, and he had also the great advantage of being preceded by Mr. FREEMAN, who was so much more intimately acquainted with the legal aspects of the case.

He spoke now not as an official of the County Council, but rather as a Member of the Institution with some particular knowledge of the question under discussion. The subject was one of some difficulty, and it was of great help to its fair consideration that a gentleman having the requisite legal knowledge should have taken such pains to make the meaning of a dry Act of Parliament clear.

On page 188 of the Paper, under the sub-heading, “ Evidence of Consent,” Mr. HUDSON said :—“ Section 27 “ provides a new mode of signifying the approval

“ of plans and particulars under the Metropolitan Building Acts. The approval need no longer be under the seal of the Council.” But it had never been required that it should be under the seal of the Council. The consent was always given by the signature of the Chairman and the superintending architect, and the only alteration made by the Act was that it could now be certified by the Chairman of the Building Act Committee and the Architect.

Then, on the question of “Dispensing with Party Walls” Mr. HUDSON said:—“It extends to all London and does not include the City, and seems to be applicable to railway buildings at goods yards.” All such buildings were exempt from the Building Acts (not the Metropolis Management Act, but the Building Acts), and therefore it could not apply to them. Then the author said, “Before the consent is given, the Council must receive a report from the superintending architect and the chief officer of the Fire Brigade, to the effect that the additional dimensions in excess of 216,000 cubic feet are necessary.” The Act says that the Council were “to be *satisfied* upon the report of the Superintending Architect,” &c. It might be that they were legally bound, but the Superintending Architect and the chief officer referred to were not so absolutely masters of the situation as might be supposed, for the County Council must receive their report and “be satisfied.”

He did not quite appreciate the difficulty, referred to by a previous speaker, with regard to the centre of the roadway. It was clearly necessary that some alteration should be made in the old Act, and there were a good many old rural roads not nearly 40 feet wide. Besides that, there were roads which had been merely planned but could not be said to be really laid out for building.

He did not pretend to defend the action of the County Council in obtaining power to prevent building upon corner sites, but it was rather a straining of the terms of the Act to suppose that in future, in the case of every side street, there would be an interval of 140 feet between the corner houses of the main street. It might be possible under hardly conceivable conditions, but it was not, he thought, very probable. If such a case should arise the Council might be trusted to exercise common sense in dealing with the matter.

With regard to the smaller class of property, no speaker had drawn attention to the fact that, if it was desirable to set back houses 10 feet or 15 feet on each side of the 40-foot road, there must be some additional value created by preserving a wide open entrance to the road; and he should hope that, in this way, some compensation would accrue to landowners laying out large estates, if they sacrificed a piece of what was really bare land with a view of improving the street; for that was really the object of the Act. It might be that the County Council was wrong, but most authorities agreed that it was a mistake to make what were called bottle-necks at the ends of streets. Therefore, from the improved value of the side streets alone, a large landowner must certainly reap some benefit.

On many occasions Mr. TUCKER had, certainly, expressed a great grievance, the substance of which was that, in the case of a plot of land which was somewhat narrow in front and had considerable depth, it was not allowed that the roadway should start from one particular street and come back again into it. There was much to be said on both sides. He could easily understand that to the owner of the land it was a great hardship, but in the interest of the public it was very desirable that the town should not be laid out in that

way, but that streets should lead from one good road to another.

The way in which matters were dealt with before the Building Act Committee had been referred to. It was in accordance with the suggestion of Lord HERSHELL that important matters should not be dealt with by a large public body. Lord HERSHELL thought the Metropolitan Board of Works too large a body, and suggested that such matters would be better dealt with by a Committee of (say) fifteen. No doubt something might be said in favour of having a gallery so that the public could listen to the debates of the Committee, but that would not influence the result, and he failed to see what good such a provision would do.

With reference to the question of the tribunal of appeal, the superintending architect could never be a member of the tribunal under the present system, because he had to be "heard," and it was not easy to see how he could be made a member of the tribunal and also a witness before it.

There was, certainly, a good deal of force in what Mr. EVE had said about the ease with which the provisions of the Act could be evaded, and he had not the slightest doubt, from experience, that it would presently be discovered which of these were workable and which were not.

On page 210 Mr. HUNT mentioned a case where back property had been dealt with under the powers given with regard to the front property. All he could say was, he (Mr. BLASHILL) knew nothing about the case.

Another curious case was mentioned by Mr. HUNT, in which he said that an application had to be made to the Council, and the Council did not confine itself, as it should have done, to the subject-matter of the application, but insisted that a particular alteration should be made. There again he (Mr. BLASHILL) was entirely at fault, for he knew of nothing

of the kind. Drainage of the kind mentioned did not come within the control of the County Council at all. But there was this foundation for that complaint; it sometimes happened that applicants did not confine themselves to the subject of their application, but, by inadvertence or otherwise, put something else into the drawings—something of an entirely different nature, which, if signed by the proper authorities, might commit them to the sanction of that extraneous matter; and he hoped that, after this hint of the danger they might run, no Member of the Institution would err in making an incomplete or superfluous application.

Mr. J. DOUGLAS MATHEWS (Fellow) called attention to the insufficient way in which the proposed new by-laws were being made public. It was true they had been advertised once or twice in the *Times*, but he had failed to find any notification in the technical journals which a professional man would be likely first to consult, and as two months only were allowed to send in objections it was important that they should be known and considered. When the Building Act Amendment of 1878 was under the consideration of the Select Committee of the House of Commons, a great point was made of the necessity of so publishing the proposed by-laws that everybody engaged or interested in building should have the opportunity of expressing his opinion before they received the sanction of the HOME SECRETARY, and surely the County Council should not be behind the late Metropolitan Board of Works in this matter. The proposed by-laws, as published in the Appendix,* required careful consideration, especially by architects, surveyors, and builders. He himself had been an advocate that plastering mortar should be free from the earth and fecal matter so constantly used, but he thought that

* pp. 226-234, *ante*.

the County Council had gone too far in their requirements, and, speaking as a district surveyor, he did not hesitate to say that it would be absolutely impracticable to carry them out. He did not see the necessity for describing the quality of laths, and he thought the requirements as to sand most arbitrary, as in many parts of London sand was a scarce and expensive commodity, and he would venture to say that in such districts there had not been a house erected by a speculative builder in which sand had been solely used in the plastering mortar. Although it might be desirable, he did not think it was of absolute importance that sand should be wholly used, as there were other materials which would serve the purpose and be free from objection on sanitary grounds.

Mr. HUDSON, in reply, said, were he to deal at length with all the remarks of previous speakers it would take some time, and he would therefore, owing to the short time left to him for reply, confine himself to the chief points.

He wished first to express his appreciation of the very kind way in which, at the last Meeting, a vote of thanks to him had been proposed and seconded, and received by the Members present. It was a great pleasure to him to read the Paper; but he felt he had not dealt with the subject as exhaustively as he might have done if he had not been so very much pressed.

It was thought by Mr. CHATFIELD CLARKE that the Paper dealt too much with the legal aspect of the question. But he understood that to be what he was asked to do, and he had purposely left the application of the legal points which he had raised to be dealt with by the discussion. His anticipations had been more than fulfilled, for

the practical questions raised by the professional Members, would, he was sure, prove of great value.

As to the question of the new tribunal of competent men to decide on structural issues, he quite agreed it was one of the best measures ever suggested ; but, unfortunately, nothing, practically, had been left for their decision. With regard to Section 33, it was decided in *Wandsworth District Board v. Hall* (L.R. 4 C.P. 85) that the superintending architect had merely to say what was the building line which already existed. He could not make a new building line of his own, out of his own head. He must simply define its position for the information of the magistrate. Now, though the procedure was different on appeal, the subject of appeal was the same.

How was the position of the owner of a corner site improved, where there was a clear building line in a side street, by having a right of appeal ? The chief subject of appeal no doubt would be, not the fact of the building line, but as to the meaning of the following words :—“other than “on the site of a building, or on land *held* with a building “existing at the time of the passing of this Act,” and how far these words applied in each case. With regard to the other two important sections of the Act, Section 34 gave no right of appeal, and in Section 35 the right of appeal was taken away if the Council prescribe no conditions at all. This he would deal with later.

Legislation was required for the purpose of creating a tribunal for deciding building cases, with more elastic powers than at present existed under the Act which he was discussing. Whatever body initiated legislation on building matters, questions of great difficulty must arise. Something had been suggested to the effect that the Institute of British

Architects, or some such body, should hear these questions. And in Edinburgh there was, he believed, a Dean of Guild, before whom similar matters were heard.

He had been challenged (he would not say attacked, for the remarks had been of a most friendly character) for dealing, it was thought, rather unfairly with the County Council.

Two sides appeared to have been taken by those who had joined in the discussion on the Paper. One side agreed with him and the other side did not, because they lived in hope that the County Council would not exercise in an unfair way the powers they possessed. That, he submitted, was an utterly wrong view to take of an Act of Parliament. If the Act was to be binding, it must be carried out, and there was no question of fairness in the matter. If it was not binding, the Council would not be allowed to say, for one moment, that a builder was unfair in building anything which he had a legal right to build.

If the Act could not be understood, then the sooner it was repealed the better.

He might say that, when he was asked to read the Paper, he neither knew what important steps The Surveyors' Institution had taken in the matter, nor that he should have had the pleasure of hearing the Superintending Architect on the question. Any comments he had made with regard to the Act had reference to its existing form, and after what he had heard he was quite certain the profession was greatly indebted to the Council of the Institution for the way in which they had dealt with the Bill. They had evidently greatly improved it.

There were three sections which he chiefly attacked, Sections 33, 34, and 35. The others, as he had said in his

Paper, were beneficial. With regard to Section 33, a most interesting suggestion has just been made for getting out of the effect of the clause. He would suggest another. The question was what was intended by the words "laid out for building." Those sites which were laid out for building were excepted. Now, Mr. FREEMAN had said that there was nothing in that, nor indeed in any of these sections, about which one need be alarmed; that they were very slight matters altogether, and he added that this section only applied to new estates. Of course, if that were the correct reading, there was nothing further to be said. When the section came before the tribunal constituted under Section 28 it would rest with those gentlemen to decide what "laid out for building" meant. A man might lay out his plans for such and such a thing, having certain intentions in his own mind; but could it be said that because he had it in his mind to lay out a particular site that he had laid it out for building? On the other hand, could it be said that a corner site, say, in the City of London or in Kensington, was not laid out for building? If the laying out were limited to the actual spot, and not to the road or street in which the site was situated, then a still more difficult question remained. Would staking out a site be necessary to lay it out for building, or would planting it ready for building be a laying out for building within the meaning of the Act? Actual building could not be intended, and short of digging foundations, which was part of the work of building, there seemed great difficulty in suggesting the evidence likely to be required to prove a laying out of land for building. He agreed as to the importance of ventilation of the streets and the opening up of improvements, but not at the expense of private owners of particular spots. Had the Act limited the legislation as to

corner sites to new estates, owners could have made provisions, but individual owners now lost their property without remedy, to improve the accommodation of the public in general, and their next-door neighbour in particular.

The next section which he alluded to was 34, and he was glad to find that Mr. JOSIAH HUNT and other speakers agreed with him in his interpretation of that section. He had not altered his opinion with regard to it. He thought a man must build over the whole site, and if he did not, then he would have to set back. He could not read the section in any other way.

The next section was No. 35. "No road, passage, or way, which will not directly communicate at both ends with a public carriageway, shall be formed or laid out as a public carriageway" without the consent of the Council. Now, the most serious part of that section was that, if the Council refused absolutely to prescribe any conditions, there was no appeal at all. They might simply sit still and say nothing and do nothing, and there would be no appeal. "Provided always that in case any person intending to form or lay out any road, passage, or way as a public carriageway considers any of the conditions prescribed by the Council are unreasonable, such person may within fourteen days after the receipt of the order of the Council serve notice of appeal." That provided for a case when the conditions prescribed were unreasonable, but if the Council prescribed no conditions there was no appeal. The meaning of the expression a "public carriage way" might well be the subject of a Paper. They were most difficult words to interpret.

He wished to impress upon the Surveyors the importance of indicating to their clients the dangers to be guarded

against in purchasing or dealing with property in London in view of recent legislation. In the case of *Saunders v. The Broadstairs Local Board*, an engineer sued for £520 for fees, but was held liable for £4,600, nearly the whole costs of the works, because he had been grossly negligent in carrying them out. Surveyors therefore should certainly know enough of recent legislation to put their clients on their guard, and he thought that this was one of the objects which the Council had in view in suggesting the subject of this Paper. He did not wish for a moment to represent his Paper as in any way conclusive. No doubt there might be many different interpretations of the Act, for it was by no means clear.

It was true that Mr. FREEMAN was good enough to say that the Paper was fair and impartial, but Mr. FREEMAN himself had some doubt as to the propriety of the name of the little Bill which was not only so harmless, but so practically beneficial, and even had some misgivings as to the parentage. It had been so mangled by the joint efforts to improve it that it was not recognisable, and Mr. FREEMAN himself confessed he did not wholly understand it.

The greatest satisfaction he felt in connection with the Paper was that it had created considerable, and he hoped, very interesting, discussion.

THE PRESIDENT said that Mr. HUDSON, in his Paper, had brought most clearly before the Meeting those points in the Act which affected the interests of property and of the profession. Although some Members might now have considered these provisions for the first time, the Act had, as a matter of fact, from the very commencement been most carefully watched by the Council of the Institution during

its progress as a Bill before Parliament. They had suggested many alterations and amendments, some of which had been adopted, to the manifest improvement of the Bill.

The Meeting then adjourned.

SOME QUESTIONS OF LAW ARISING OUT OF THE OCCUPATION OF HOUSES IN FLATS.¹

BY WALTER CLODE (ASSOCIATE).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, March 16th, 1891.*

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

WITH the permission of the Council of our Institution I propose to read to-night a Paper upon some questions of law arising out of the division and occupation of houses in flats.

Throughout, I shall endeavour to limit myself to points of practical utility to surveyors. I hope that this restriction, which I place voluntarily upon myself, will be remembered by those to whom my treatment of the subject may appear to be somewhat fragmentary.

Upon another point also, I should be glad not to be misunderstood. It will be seen that I have not incorporated into the text of my Paper the cases and authorities supporting the principles for which I contend. It must not, therefore, be inferred that these principles are mere dogmas of my own. They are, on the contrary, the result of a thorough examination of text-books and reports. The cases are omitted in the text because simply a summary is aimed at. They are appended as notes to the Paper.

¹ Many of the points touched on in this Paper are explained at length in the author's work on "Flats" in the Library of The Institution.

I shall not consider at any length the various theories which have been advanced to account for the probable origin of this practice in England. According to some,¹ the fashion of collective dwellings originated in Venice some 400 years ago, and made its way here through France and Scotland. It may be so, though I confess that the exigencies of space in any large town appear to me quite sufficient to account for it. Whenever space was limited and population increased, it is natural to suppose that men ceased to have homes of their own, and shared them with other people. Such conditions existed in almost every fortified town in mediæval Europe. Collective dwellings arose in every particular place as soon as it was sufficiently overcrowded to need them. It is assumed that London only recently became so; this is scarcely correct.

But, to whatever cause it may have been due, there is no doubt that flats existed in London as early as the year 1300, for a few years later, in consequence of the numerous disputes between the citizens arising out of the repairs of houses held under divided ownership, the king was obliged to interfere by royal mandate, directing an assize under which each owner should be ordered to keep his own part in due repair. The text of this document is given in the *Liber Albus*.² From various sources the existence of the practice can be traced from that day to this. An occurrence, such as the great fire,³ might, and necessarily did, accentuate the practice, but it found it existing. Even supposing a family were not under sufficient stress to compel them to share their house with a stranger, it was not unfrequently necessary for them to make some apportionment of it among themselves.

¹ "Pall Mall Gazette," 14th March, 1889.

² Edit. Riley, p. 404.

³ Kelyng Reports, 83-84. "Then Mr. LEE said that it might be of evil consequence, for now since the Great Fire, every house hath many occupants," &c.

A London citizen's house was then both his residence and his shop; when he retired, he assigned the latter and kept the former, there being no suburbs to which he could retreat.

There are extant such assignments of the 14th and 15th century, in which the assignor, while parting with the rest of the property, reserves to himself some particular room or rooms, such as the red chamber or the white chamber; in so doing he created a flat.

As to the method in which flats are nowadays created very little need be said. Just as an owner can make separate dispositions of the various strata of his land, the minerals and the surface, so can a landlord of the different floors of his house; there is no legal objection to such a course. "I take it," said the late Lord (then Mr. Justice) BLACKBURN, "that there is nothing in the law to prevent a man disposing of a part of his house, and a part only."¹ The result is a flat; for it is not necessary that a flat should be of any particular shape or dimensions: the word, no doubt, primarily indicates a residence consisting of a floor of a larger building, but it would comprehend any other similar, but not identical, arrangement by which a portion of a house was enjoyed as a residence. Subject to certain limitations hereafter mentioned an estate of freehold or leasehold may be granted in the part which is appropriated to a tenant.

As soon as the flat has been created we have to consider the nature and quality of the product, and how or in what it differs in nature and quality from the ordinary house, with the attributes of which we are by this time fairly familiar.

In the first place, is a flat a house at all? As the late Chief Justice EARLE pointed out, "a part of a house cannot be a house unless the word house is used in two different

¹ Reg. v. St. George's Union, L.R. 7, Q.B. 90, 100.

“senses.”¹ Everyone will agree with this ; which, then, is the house proper, the block or the floor ? Put it in this way, suppose the statute book annexed certain privileges and liabilities to the ownership of a house, who would enjoy and be subject to them, the owner of the whole or the owner of the part ?

To this question the law furnishes no unequivocal answer. It is first one and then the other. It entirely depends upon what you want to know for.

For rates² it is the flat, for inhabited house duty it is the block,³ for the purpose of burglary⁴ the block is so many separate houses, for the purpose of arson⁵ they are but one—a distinction which, though extremely embarrassing to the criminal classes, works very well in practice.

Next what passes under the word “flat,” what do you take under it, with a house you get, according to a well-known maxim,⁶ everything above and below it, does the same rule hold good with regard to such property as we are now considering ? It has been decided that it does not. All that the maxim does in any case is to raise a presumption in favour of the minerals and the air passing with a grant of the surface, which can be rebutted by any circumstance showing a contrary intention. In the case of a tenement house its very arrangement is sufficient to do this. By its

¹ *Cook v. Humber*, 31 L.J. C.P. 73.

² *Reg. v. St. George's Union*, L.R. 7 Q.B. 90, 100.

³ *Atty. Gen. v. Westminster Chambers Association*, L.R. 1 Ex Div. 469.

⁴ *Evans and Finch's Case*. Cro. Car. 473. Archbold's Criminal Pleading, 20th Edin. p. 562. *Kitchin on Courts*, c.g.—*Ellis v. Burch*, L.R. 6. C.P. 327, 344 ; *Reg. v. Mayor of Eye*, 9 A. & E. 680 ; *Mason v. The People*, 26 New York Reports 200.

⁵ *Sheppard v. The People*, 19 New York Reports 537. *Dedieu v. The People*, 19 New York Reports 537. *Levy v. The People*, 19 Hun. (N.Y.) 383. *Doed Freeland v. Burt*, 1 Term Reports 701. *Winton v. Cornish*, 5 Ohio 477.

⁶ *Coke Lit.* 4 : “Cujus est solum ejus est usque ad cœlum et ad “inferos.”

structure it is obviously not intended that all the residences should pass by a grant of one ; that the lessee of the attics, for instance, at £60 a year, should thereby become tenant of everything below, including the site.

But if the conclusion at which we are forced to arrive is that by the grant of a flat nothing but the bare rooms pass, are we right, therefore, in concluding that the grantee of a flat for an estate, either of freehold or leasehold, takes no interest of any kind whatsoever in the land upon which the house stands ?

A man who bought a few rooms in a house would hardly expect that, under any system of jurisprudence, he would become the owner of the site of the house in which they were situate, but he might suppose that he acquired some limited interest in it, either alone or jointly with the other tenants of the block.

He does not even do this. If one tenant took such an interest, then all would take, and we should be presented with the spectacle of separate and conflicting estates co-existing in the same piece of land, a state of things which the English law declares to be impossible.¹

The principal conclusion thus reached has a very curious corollary which I wish to impress upon you as strongly as I can ; and this is, that the only estate you can get in a flat is one which must terminate with the destruction of the building in which it is situate.

This is equally true of freeholds or leaseholds.

Let us take the case of freeholds first. Let us suppose that, relying on Lord Coke's maxim " that a man can have " an inheritance in an upper chamber, though the lower " chamber and the soil be in another,"² our purchaser

¹ See three American cases : *Shawmut, N.B. v. Boston*, 118 Mass. 125 ; *Stockwell v Hunter*, 11 Metcalf 448 ; *McMillan v. Solomon*, 42 Alabama 356.

² Coke Lit. 48b.

has asked for and got a freehold flat. He imagines that it is his "for ever," or "to do what he likes with," those being the two phrases into which the expression "freehold" is usually simplified. This is not so. The nature of the property precludes such a possibility. If rooms lasted for ever, so would his estate, but they do not.¹ They tumble down, they burn down; when this happens the so-called freehold is gone.

You may easily see why this is so in the case of a flat, but not in the case of a house. The latter passes an interest in the soil upon which it is built; the former, as we have seen, does not. When a man's house burns down he still has his interest in the site left; but take away the flat and nothing remains.

Of course it might be contended that he still has the cube of air in which the flat stood. The difficulty, however, here is that, even if the grant was construed in favour of such view, the law does not recognise estates in air. It is quite true that it couples the ownership of the air with the ownership of the surface, but it makes no provision for estates in air alone, and it is in just this predicament that the owner of a flat, which has been destroyed, finds himself.

But even if he had it, it would be useless, inasmuch as he would still be without machinery to compel those below to rebuild their premises, without which he could not support his own.

It may be urged, however, that these are disadvantages attaching to estates of freehold tenure from which leaseholds are exempt, or that if not exempt, then that the lessee may provide against them by apt stipulations in his lease, such as a covenant for a cesser of rent upon fire, or a proviso that the landlord shall rebuild after such occurrences.

¹ Y. B. 5 H. 7, 9: "If the foundations perish the chamber is gone."

It is possible that such provisions may do something towards mitigating hardships that would otherwise arise, and that so far as they do so the leaseholder is in a better position than the freeholder. It must not, however, be supposed that they can prevent the determination of the lessee's interest or do anything more than give an action for damages against the landlord, should he refuse to perform his covenant.

A moment's reflection will make this plain.

Continuity of possession is only compatible with an interest in something permanent, that is, in the land; by an ordinary lease of a flat such an interest does not pass; then, is such an interest gained by either of the foregoing stipulations? It would seem that it is not. It can hardly be contended that a mere negative stipulation such as a proviso for a cesser of rent can be effectual for this purpose; then, is a covenant by the landlord to rebuild the "demised premises," for these are the ordinary words employed, of greater force? Certainly not. To rebuild, the landlord must necessarily be in possession of the site. This is sufficient in itself to rebut the presumption that he intended to convey it or any exclusive interest in it to a third person.¹

It is no part of my design to labour this point at greater length or follow it out into all its consequences, two of the most important of which are—first, that it creates an exception to the old common law rule, that rent is payable notwithstanding the destruction of the demised premises,² and, secondly, that ejectment cannot be brought to recover the site of rooms in a tenement house which has been destroyed.³ I shall content myself with having brought this point to your notice, your own experience being sufficient

¹ *Shawmut, N.B. v. Boston*, 118 Mass. 125 (American).

² *Graves v. Berdan*, 26 N. York 201 (American).

³ *Stockwell v. Hunter*, 11 Metcalf 448.

to suggest the numerous ways in which a knowledge of it may be of service to you.

I now pass to another point, which distinguishes a flat from an ordinary house, that is, its incompleteness; the four walls of a house usually contain a complete residence, the four walls of a flat do not.

By itself, it lacks several parts of a normal house, thus it has no foundations, no staircase, no roof, no front door, and no complete chimneys, gutters, or gas and water mains; mind, I do not say that it is without all these things, but only that it does not completely contain them within its own compass.

Let me explain why I emphasise this fact. It is to impress upon you the curious and necessary duality of such a residence. Every such house must always consist of two distinct parts, held upon two distinct tenures, the flat and the subsidiary rights, the demised premises and the easements.

The recognition of this fact appears to me to stand upon the threshold of any understanding of the scope of either the lawyer's or the surveyor's duties in connection with this kind of property. Neither can afford to confine their attention merely to the contents of the four walls of the flat, which constitute but half the residence; beyond what they contain the tenant needs all the items which have just been enumerated, and it is the duty of the lawyer and surveyor alike to see that he gets them.

Recognising this quality, let us proceed to examine both the component parts; first, the subsidiary rights, next, the flat itself.

The three subsidiary rights of first-rate importance are those of access, support, and shelter.

By the first is understood the right of the tenant himself, his servants and friends, to pass at all reasonable times by lift or on foot, to and fro, over the hall, staircases,

landings, and passages leading from the front door of the tenement house to the flat. Parenthetically I may here remark that the Court has recently decided that three o'clock in the morning is a reasonable time.¹ This right may, and perhaps should be, expressly granted to the tenant by his lease, in which case the extent of it will be defined, but, even if it is not, he will still enjoy it as a necessary incident to his demise,² though its limits will then depend upon the nature of the premises to which it is attached,³ inasmuch as it will be for all purposes reasonable and necessary for their proper service, including, according to a recent decision,⁴ if the tenants are Jews, access to business premises on Sundays as well as week-days. In either case the right will be in the nature of an easement, since the staircase itself will remain the property and in the occupation of the landlord.

Enjoyed under these conditions, let us see what duties and liabilities it imposes upon those interested in it.

In the absence of agreement, neither landlord nor tenant appear to be under any contractual obligation to each other to repair it, though both may do so if they like; the former because it is his property, the latter because he is entitled to keep the easement he has over it in a state of efficiency.⁵

As, however, they both appear to owe to those whom they invite to use the staircase, that is, to everyone other than a licensee⁶ or trespasser⁷ who comes there on business, the duty of protection from unexpected dangers, and as leaving the staircase in a dilapidated and obstructed

¹ *Baron de Fock v. Sandon*, "Times" Newspaper.

² *Goddard on Easements*, 3rd Edition, p. 315, and 44 & 45 Vic. c. 41 s. 6 s-s. (1).

³ *Gayford v. Moffat*, L. R. 4 Ch. 133.

⁴ *Lilley v. Bennett*, 5 "Times" Reports 156.

⁵ *Goddard on Easements*, 3rd Edition, p. 332.

⁶ *Ivay v. Hedges*, L. R. 9 Q. B. D. 80.

⁷ *Cole v. McKay*, 57 American Reports 293.

condition would, after notice of it, amount to actionable neglect of such duty, neither landlord nor tenant appear to be able to ignore the state in which it is kept without exposing themselves to a considerable risk of claims for damages. For instance, a landlord has been held liable in damages to the parents of an errand boy killed by tumbling through a hole in the banisters,¹ and to a lady who sprained her ankle in consequence of a hole in the oil-cloth.² There seems no principle upon which a tenant who has the right to make the staircase safe, and without doing so invites a person to use it, should be exempt from a similar liability.³ Negligence, however, must in each case be proved.⁴

Although, therefore, as between themselves, repairs are optional, their duty towards the public renders them in a sense compulsory.

Everything that has been said in reference to the staircase applies equally to the lift and its appliances, with this addition, that the landlord must bear the consequences of the attendant's negligence in the management of it, as the latter is his servant *pro hac vice*.⁵ Thus, if the porter invites by word or action a visitor to enter the lift, and he attempts to do so, but in consequence of the lift not being there, falls down the shaft and is injured, the landlord will be liable.⁶

Neither landlord nor tenant are liable for the misuse of the staircase or lift by the other tenants. For instance if

¹ *Mac Martin v. Hannay*, 10 Court of Session Cases, 3rd Series, p. 411.

² *Henkel v. Murr*, 31 Hun. (N. Y.) 28 (American).

³ *John v. Bacon*, L. R. 5 C. P. 437.

⁴ *Henkel v. Murr*, *supra*.

⁵ *Venour v. Steer*, "Times" Newspaper, 14.2.90; *Tousey v. Roberts*, 53 New York Superior Court 446.

⁶ *Dawson v. Sloan*, 49 N. Y. Supreme Court 304.

one tenant wilfully leaves the shaft unfenced the other tenants are not liable.¹

The tenant's remaining duty is to keep his user within the limits of his grant.

Where the common staircase is external, so as to be liable to accumulations of ice and snow, it would seem that, as between the landlord and the tenant, it is the latter's duty to sweep it,² and that, if he uses it without doing so, he does so at his own peril and is without redress should he injure himself thereby.

The two remaining rights are those of support and shelter, and these I propose to treat of together.

That a lower flat must sustain that positive and constant burden which the upper one places upon it, appears to be certain. The House of Lords has, in fact, said that it must, so that there is hardly room for discussion.³

Why it must do so, what is the foundation of this right, is more questionable. Hitherto the Courts have been somewhat shy of saying—they have taken refuge in generalities. First calling it “a matter of plain common sense,”⁴ then as having its foundations in “general principles,”⁵ lastly⁶ as being an off-shoot of the law of nature.⁶ At the present time its existence is considered to be due to a grant of the right, from the lower to the upper owner, which the law implies, from the mutually dependent situation of the two properties.

If this is so, then it is well to remember that the right must exist as soon as the two properties are created and severed,

¹ *Harris v. Perry*, 89 N. Y. 252; *Donneley v. Jenkins*, 58 How. (N. Y.) 252.

² *Purcell v. English*, 86 Indiana Reports 34.

³ Per Lord SELBORNE, *Angus v. Dalton*, L. R. 6 App. Cases 740, 793.

⁴ Per POLLOCK, C.B., *Richards v. Rose*, 9 Ex. 218.

⁵ Per L. C., in *Caledonian Railway v. Sprot*, 2 Macqueen 450.

⁶ Goddard on Easements, 3rd Edition, p. 51.

and that the lapse of 20 years, or any prescriptive period, is not necessary before the upper owner can claim the benefit of it.¹

The duty and the right are not exactly personal ones, but attached to the two tenements so as to bind the occupants of each.

Similarly, and probably for similar reasons, the owner of the roof is bound to shelter the premises which are beneath it. There is this difference between the two rights, that the former is usually owed by a lower tenant to an upper one, the latter by the landlord to the lower tenant, a distinction which arises from this fact, that, while the lower tenements are usually out on lease, the roof never is, inasmuch as, unless it has been specifically leased to a tenant—and he must be an unusually unwary one to accept such a responsibility—it remains in the occupation of the landlord, and he is the person primarily responsible for it.²

Now let us see the scope within which these two duties work. What liabilities do they impose upon those against whom they are enforceable?

In a word, they place upon them the obligation of doing nothing which may diminish the amount of the benefit which those entitled to the right may claim to receive. The lower owner, for instance, may not pull down or interfere with those portions of his premises which afford support to his upper neighbour;³ the landlord, on the other hand, may do nothing to the roof which renders the shelter it affords less complete.

I wish to lay particular stress on the words “do nothing,” inasmuch as they correctly define the limits of the obligation. It will not sanction, on the contrary it will interfere

¹ *Humpheries v. Brogden*, 12 Q. B. 739.

² *Krueger v. Ferrant*, 43 American Repts. 223.

³ *Anonymous Case*, Keilway 98*b*.

by injunction to prevent, any action which tends to diminish the amount of the benefit.

But beyond this the law does not go; it is content to forbid, it does not command. It does not oblige either the upper or the lower owner to do anything towards the maintenance of the respective rights at the pitch at which they were when the grant was originally implied. That is to say, the respective obligation to support and shelter do not imply covenants to repair.

For instance, if the main timbers in the lower floor of a building decay so that the upper floor subsides, the tenant of the latter cannot recover against the tenant of the former;² if the roof wears out and the water comes in, it is just the same; no action for damage lies;³ and yet, had the respective owners done anything which produced such consequences, they would have been liable.

It just comes to this, that what is denied to a man's activity is granted to his patience. He may not remove his supports or break up his roof; but he may let them decay without being compelled to repair them or made answerable for the consequences of their dilapidated condition.

It must not, therefore, be understood that those who are prejudiced by such conduct are entirely without a remedy. On the contrary, it would seem that they themselves may execute upon the defaulters' premises all such repairs as are necessary to maintain the right in as full and ample a condition as it was when first granted to them. They may

¹ *Colebeck v. The Girdlers' Co.*, L.R. 1 Q.B.D. 234.

² *Gale on Easements* (Edition 1876), pp. 528-548.; *Goddard on Easements*, 3rd Edition, 344.

³ *F.N.B.* 127 F. p. 282; *Keilway*, 93*b*; *Pomfret v. Ricroft*, 1 Wm. Saunders 322; *Anonymous Case*, 11 Mod. Repts. 7; *Carstairs v. Taylor*, L.R. 6 Ex. 217; *Cheeseborough v. Green*, 10 Connecticut Repts. 318; *Doupe v. Genin*, 45 N.Y. 119; *Krueger v. Ferrant*, 43 American Repts. 223; *Loring v. Bacon*, 4 Mass. 575.

enter for this purpose, and not be trespassers;¹ and, possibly, they may restrain, by injunction, any act which renders the exercise of this privilege (which the law gives them) impossible.²

In connection with this branch of our subject, we may note, in passing, that a landlord has been held liable in damages for injuries caused to a person walking in the street, by a mass of ice and snow falling upon him from the roof of the tenement house.³

Having concluded our survey of the subsidiary rights, we pass to a consideration of the flat itself and of the various duties and liabilities which the occupation of it involves.

And, first, of the lease or agreement.

In settling this, bear in mind the following points:—

First, if the lease is of the highest floor, take care that the roof is expressly excluded from the demise, otherwise the tenant may be saddled with the repairs of it; if, on the contrary, it is of the lowest, exclude the area and foundations.

Let the general words include all the subsidiary rights which the tenant is to enjoy, the chief of which are, in addition to those which we have mentioned above, viz., access, support and shelter, use of lavatory and offices, right to affix a name plate or fascia, cellarage in the basement.

In settling the covenants, remember that, as the object to be attained is the comfortable occupation of the house, it is not unreasonable to add such covenants as the following:—

To keep all sinks, cisterns, and pipes upon the premises clean, protected from frost, and in good order; not to

¹ Goddard on Easements, p. 332, 3rd Edition; *Colebeck v. Girdlers' Co.*, L.R. 1 Q.B.D. 334.

² *Goodhart v. Hyett*, L.R. 25 Ch. D. 133.

³ *Shipley v. Fifty Associates*, 101 Mass. 251.

obstruct the common stair with boxes, parcels, or refuse, or permit children or people to loiter thereon; not to use the apartments otherwise than as a dwelling-house; not to keep dogs or other animals therein, or store inflammable materials; to clean the windows, and not exhibit thereon any placard; to conform to regulations, drawn up by the landlord, for the accommodation of all.

Stipulate that the landlord should pay for water, and the tenant for gas. If this arrangement is, as is usual, come to, be very nice in the words you employ for the purpose—specially mention these rates by name, since it is uncertain whether the general undertaking of the landlord to pay all rates and taxes “imposed” upon the premises is sufficient.¹

The reason is that a water rate is not “imposed” upon the premises in the same sense that parliamentary and parochial rates are, but only becomes payable by the voluntary action of the person who chooses to take the water and thereby incur the legal liability to pay for it. If a man buys goods in a shop the liability to pay the price may be said, in one sense, to be imposed upon him by law, but that has been held not to be the sense in which the terms “imposed” and “imposition” are used in such a covenant.

In framing the covenant to repair, bear in mind the dual nature of the property, and confine the tenant's liability to the part which he exclusively occupies, namely, the flat, and to the inside of that. Remember that special covenants on that behalf are necessary if the landlord is to be placed under a contractual obligation to keep the staircase, roof, and supporting premises in repair.

Provide for such a contingency as the destruction of the premises by fire or otherwise, by inserting provisoes for the determination of the lease thereon, or for a cesser of rent

¹Direct Spanish Telegraph Co. v. Shepherd, 13. Q.B.D. 202; Badcock v. Hunt, 22 Q.B.D. 145.

until they have been rebuilt by the landlord : remembering always that there is a difference between destruction and a rendering of them uninhabitable.

Stipulate that the landlord shall have the right of entering the premises for the purpose of doing repairs, not only on the demised premises, but on those above and below.

Such an agreement, though conveying no interest in the site, will be an interest in land within the 4th Section of the Statute of Frauds, and must be signed by the party to be charged.¹

Before allowing a tenant to enter under such an agreement make a careful survey of the premises, and, if they contain any patent defects which may be a source of injury either to himself or others, be careful to draw his attention to them, and to point out that by entering while they are in existence he will be taken to accept all risks arising therefrom, and waive any claim for damages against his landlord.

Thus, recently a tenant who had broken his leg from falling into a stove-pipe hole in one of the passages of a tenement house, sued the landlord, but it was held that he could not recover because the hole was there when he entered, under his lease.²

Besides noticing these patent defects, look out for anything which may become a source of injury in the tenant's hands, certainly if used carelessly, probably if used discreetly.

For instance, take the water fixtures, the cisterns, taps, escape pipes of the basins.

It would probably astonish you to know how many cases have arisen from this source.

The commonest thing is for the escape pipe not to be

¹ *Edge v. Strafford*, 1 C. & J. 291 ; *Inman v. Stamp*, 1 Starkie 12.

² *Humphrey v. Waite*, 22 United Canada Reports C.P. 580 ; *Woods v. Naumkeag Co.*, 134 Mass 357.

sufficiently large to carry off all the water coming from the tap when fully turned on. When this is so and a careless servant, going to the tap and finding no water, forgets to turn it off, there is usually a claim for some hundreds of pounds damages from the tenants below.¹

Of course, no amount of vigilance can protect people against the consequences of their own negligence, but it is something to minimise the chances of damage ensuing.

While I am upon the subject of the water fixtures, and as you are not at all unlikely at various times to have to consider questions arising out of the use and abuse of them, would you allow me to state, as briefly as I can, the principles which regulate the liability of the landlord and tenant in respect of them ?

In the cases with which I deal I assume that the usual plan is adopted of one arterial main with derivative systems for the supply of the various suites of rooms.

Now, how is the liability in respect of these to be apportioned ?

In the first place, for injuries arising from defect in the arterial mains, the landlord and not the tenant is, *primâ facie*, responsible.²

But the landlord may also, under certain circumstances, be liable for injuries arising from defects in the derivative systems.

That is when, as leased, they constitute a nuisance.³ We have to see, therefore, when they have been held to be so.

They are not, of course, held to be so when properly constructed and sufficient for the purposes for which they were supplied,⁴ nor even when defective, if that defect

¹ *McCarthy v. New York Savings Bank*, 74 Maine 315.

² *Carstairs v. Taylor*, L.R. 6 Ex. 217 ; *West Side, &c. v. Newton*, 57 How. (N.Y.) P. 152 ; *Watkins v. Goodall*, 138 Mass. 533.

³ *Todd v. Flight*, 9 C.B., N.S. 377.

⁴ *Allan v. Smith*, 76 Maine 335.

causes no injury,¹ nor because they are liable to become injurious when misused, but only when, independently of or with the ordinary and proper use of them by a tenant, they cause injury to a third person.

In all other cases the tenant is liable. And for what? The answer is, for negligence.

The idea appears at one time to have been entertained that a tenant in respect of his water supply was within the rule by which those who introduce, or collect for their own benefit, dangerous matter, such as water, on to their premises, are liable for all injuries ensuing therefrom even in the absence of any proof of negligence by them,² but this is not the view which the courts have in more recent times adopted.

Briefly, they have seen their way to exclude such cases from the foregoing rule by considering that the water is not in reality introduced by one tenant for the benefit of himself alone, but is part of a system for the benefit of all, and, this being so, it would be unfair to apply between co-operators a rule which was framed to restrain those who acted with a selfish disregard of other people's rights.³

The fact, therefore, of injury having occurred will not now raise a presumption of negligence, but it must in each case be proved.⁴

Let us now imagine that we have safely inducted our tenant into possession of his flat; what are the rights and liabilities arising out of his portion?

First, what is his status? is he a lodger or a tenant? This will, of course, depend upon the wording of the agreement

¹ *McCarthy v. New York Savings Bank* (*supra*); *Robbins v. Mount*, 4 Robertson 553.

² *Fletcher v. Rylands*, L.R. 3 H.L. 330.

³ *Carstairs v. Taylor*, L.R. 6 Ex. 217; *Ross v. Fedden*, L.R. 7 Q.B. 661.

⁴ *Blake v. Land Corporation*, 3 Times Reports 667.

under which he holds ; but, speaking generally, we may say that the occupants of distinct suites of rooms in a tenement house are tenants and not lodgers, and that this conclusion is irresistible where the landlord has in any case stipulated for a right of re-entry, such stipulation being inconsistent with any retention of power by himself.¹

This being so, a tenant is not reduced to the status of a lodger, because the landlord retains the key of the outer door of the tenement house opening on to the street, or because the landlord undertakes to supply him with meals in his own rooms.²

We may now notice some of the consequences of the occupant's status as tenant.

In the first place, as regards that portion of the building which is actually demised to him, he is, speaking of the right to exclusive occupation, in identically the same position as the tenant of any other property ; that is to say, he can maintain trespass³ for any invasion of his right ; and for the recovery of such a tenement, ejectment was formerly, and an action is now, capable of being maintained ;⁴ he is also liable to distress.⁵

Secondly, he is liable for rates and taxes.

The two most important of these, with a consideration of which I propose to conclude this Paper, are the poor rate and the inhabited house duty.

It is usual for the landlord to agree to pay these, but I propose to consider them independently of any arrangement which the landlord and tenant may make between themselves.

¹ *Reg. v. St. George's Union*, L.R. 7 Q.B. 90.

² *Porter v. Merrill*, 124 Mass. 534 ; *Doe v. Laming*, 4 Camp. 73.

³ *Wright v. Stewart*, 2 El. & El. 721.

⁴ *Sprigg v. Rawlinson*, Cro. Cas. 554.

⁵ *Newman v. Anderton*, 2 N.R. 224 (Bos. & Pol.).

With regard to the poor and such other rates as are imposed upon "occupiers" there really is not much difficulty. Because, it is plain that the tenant being in actual occupation is rateable, and each set of chambers liable, unless he can show that he is in the position of a mere lodger; that is, a person who has no exclusive possession of any portion of the house, but is a mere inmate, under the control of the landlord. Of course, whether he is or not, the lease, if there is one, if not, the facts of the case, will always show; but there is now no reason for doubting the rule which has been stated above, viz., that the ordinary tenant of a flat, holding under the usual agreement for the exclusive possession of a portion of the building, and a common user of another portion, is an occupier, and that the fact of the landlord retaining a *quasi* control of the front door, through the porter, is insufficient to reduce his status to that of a lodger.¹

Whatever arrangement, therefore, the landlord and tenant may come to between themselves, each flat should be separately assessed and entered in the valuation list.

The inhabited house duty is the tax imposed upon the occupier or occupiers, for the time being, of every inhabited dwelling-house. We propose now to consider the operation of this tax upon houses divided into flats.

The first point with which we are called upon to deal is, the meaning of the term "inhabited dwelling-house." By it is meant a house which is occupied, not by day for the purpose of business, but by night as a residence.²

Any house, therefore, be it a single structure or a tenement house divided into separate and distinct parts, which, or the parts of which, are wholly devoted to business or professional purposes, no person sleeping thereon, is exempt from this tax.

¹ Reg. v. Saint George's Union, L.R. 7, Q.B. 90.

² Riley v. Read, L.R. 4 Ex. Div. 100.

We may, indeed, go further and say that such premises will not be liable to duty, even though a person resides thereon, if such person is a mere caretaker, in other words a menial or domestic servant, or other person of a similar grade or description not otherwise employed by the occupier, but engaged by him to dwell in the house solely for the protection of it.¹

This being so, we may narrow the scope of our inquiry by the exclusion of all such cases from it.

But we have still to consider how the case stands with regard to tenement houses which are either wholly residential or partly residential and partly official.

The first thing which we have to consider here is, which is the "dwelling-house" within the meaning of the Act. Is it the whole tenement house or each separate flat?

The importance of the answer to this question is obvious, because if it is the former then the occupation of one flat will make the whole block *primâ facie* liable to duty, while if it is the latter each flat will be dealt with separately, and will be free from or liable to duty, according to the purposes for which it is employed.

What answer, then, does the law furnish to this question?

The following, namely, that in every case in which the separate flats are not distinct properties in the sense of being separate freeholds, but are all in the ownership of one person, who lets them out to tenants, the whole block is but one dwelling-house, and the owner of the whole is deemed the occupier and charged with the duty.²

Cases in which the flats of a tenement house are distinct freeholds are so rare that I do not propose to con-

¹ 41 Vic. c. 15, s. 13, s-s. (2); 44 & 45 Vic. c. 12, s. 24; *Weguelin v. Wayall*, 14 Q.B.D. 838.

² 48 Geo. 3, c. 55. Schedule, Rule 14.

sider them further, but where they are, each such flat is a distinct house, and entitled to be dealt with accordingly.¹

The rules under which the whole block made but one house formerly produced hardships in the case of houses entirely residential, and partly residential and partly official, as under it, if but one flat was used as a residence, the whole block became chargeable with duty, notwithstanding that, as to the remainder, it might be wholly unoccupied or occupied solely for business purposes.²

To remedy this hardship, a statute has recently passed, under which the owner, although still chargeable with duty, is able to claim exemption for such flats as are unoccupied or used solely for business purposes, and the tenement house to be assessed as if it consisted only of the remainder.³

The condition, however, upon which this exemption is granted, is that the house is "divided into" and "let in different tenements."⁴ Let us see what the meaning of these words is: and first as to division.

Division attained by a separate entrance to the street for the different portions of the house, party walls between them, and the absence of internal communication between the different portions of the building is sufficient.⁵

Even where there is no separate entrance from the street for each flat, but they are entered by doors opening on to a common hall or staircase, here division is nevertheless attained if the door of each flat only gives admission to a

¹ 48 Geo. 3, c. 55; Schedule, Rule 14; *Attorney-General v. Westminster Chambers Association*, L.R. 1 Ex. Div. 469; *Banks v. Glasgow and South-Western Railway*, 1 Tax Cases 325.

² *Attorney-General v. Westminster Chambers Association*, L.R. 1 Ex. Div. 469.

³ 41 Vic. c. 15, s. 13, sub-s. (1).

⁴ *Yorkshire Fire and Life Co. v. Clayton*, L.R. 8 Q.B.D.

⁵ *Chapman v. Bank of Scotland*, L.R. 7 Q.B.D. 136; *Nisbet v. McInnes*, 2 Tax Cases 55.

self-contained residence from which no other portion of the building can be reached.¹

And generally even where premises are not laid out on the flat system, yet, if by any other means the result arrived at is similar to that mentioned in the last paragraph, sufficient division will be held to be established.²

What appears to be fatal is, internal communication between the different flats.³

For the rest, "no particular mode of division is essential, provided that there is an actual division into separate tenements. It does not matter whether the division is by brick wall or by lath and plaster, or by match boarding; but there must be such a division, that anyone going over the premises would say, 'This is one tenement, that is another.' An imaginary line of division will not suffice. There must be a sort of division analogous to what we find in sets of chambers, and a great many of those mercantile buildings which have been erected to so great an extent lately in the City of London."⁴

Next, as to the meaning of the words, "let in different tenements." First, does this mean that to satisfy the Statute the whole house must be let, and that the landlord may retain none for himself? Secondly, must each flat have a different tenant, or may two flats be let as one tenement to one tenant without forfeiting the exemption?

Upon the first part two different opinions have been entertained, some inclining to think that the whole house must be let,⁵ others that the words are satisfied if "sub-

¹ *Smiles v. Crook*, 2 Tax Cases 162.

² *Corke v. Brims*, 1 Tax Cases 531.

³ *Russell v. Coutts*, 19 Scotch Law Reports 197.

⁴ Per HAWKINS, J., in *Chapman v. The Bank of Scotland*, L.R. 7 Q.B.D. 127.

⁵ Per LINDLEY, J., *Yorkshire Insurance Co. v. Clayton*, L.R. 6 Q.B.D. 557.

stantially the whole house is let or intended to be let.”¹ According to the former, the landlord may not retain even one tenement for himself, according to the latter he may.

Then, there is another curious point: the words of the Statute are, “let in different tenements.” Must each flat be let as a separate tenement and have a separate tenant? or can one man be tenant of two flats without taking away the exemption? At present not many decisions have been given on this point, but this, at any rate, has been held, that if two tenements are let to one tenant, that will not exclude the house from the benefit of the Act, if the tenements are separately described in the lease between the landlord and tenant.²

Where a house is so divided and let, the owner may, as we have stated, claim exemption for such of the flats as are unoccupied or used for business purposes.

The mode of obtaining it is by giving notice in writing at any time during the year of assessment to the surveyor of taxes for the parish or place in which the house is situate, stating the facts, and by subsequently proving them to the satisfaction of the Commissioners.

With these remarks I propose to bring the present Paper to a conclusion. I do not claim that I have enumerated, much less settled, all the numerous and intricate points which arise out of the occupation of property of this description. I shall be satisfied if I have succeeded in bringing some, perhaps, the more important ones under your consideration, and placing in a compendious form such information as I have been able to obtain.

Lastly, let me tender you my thanks for the attention with which you have received my Paper.

¹ Per HAWKINS, J., *Chapman v. Bank of Scotland*, L.R. 7 Q.B.D. 136.

² *Smiles v. Crook*, 2 Tax Cases 162.

Mr. DOUGLAS WALKER, Q.C. (Associate), said he felt great pleasure in proposing a vote of thanks to Mr. CLODE for his Paper, which was full of weighty, sagacious, and well-reasoned arguments, and which he was sure would rank very high even among the many valuable Papers contained in the "Transactions" of the Institution.

He had listened to it with great interest, but he must confess that he was rather startled by some of the conclusions arrived at by the author. Far be it from him to say they were not right, for it so happened there was hardly a branch of the English law upon which there were so few direct decisions as the subject treated in the Paper. Among the authorities Mr. CLODE had cited there were scarcely more than two or three English decisions on the subject. One of them laid down the important, but perhaps somewhat trite maxim, that "if the foundation was destroyed, the "chamber was gone." That, no doubt, seemed the logical sequence.

But he was more struck with what Mr. CLODE said about freeholds, because he happened to belong to the Society of Lincoln's Inn, whose corporate property comprised chambers in New Square, Lincoln's Inn, which were freeholds, and he was a little distressed to find that, according to Mr. CLODE's view, if one part of the house was burnt, the estate in it disappeared. He himself confessed that he held the belief that, if the house were burnt, the owners of the different freeholds would still have some remedy. But, curiously enough, he was quite unable to find any case in which that point had been raised in the history of English law, except the case which his friend (Mr. CLODE) had cited from the year books, and even that was not exactly a matter of recent history, and might not possibly be to any extent supported now. No doubt it was a very serious question, affecting a great many interests, and

one likely to increase in importance as years went on, from the fact that flats were rapidly increasing in number throughout London, and at any time a question might arise as to what position the tenant held in a case of destruction by fire or tempest.

But, as he had said, there were few decisions upon the point, and he ventured to think the real law affecting the position of holders of freehold flats was still undecided. Turning to the Scotch law, with which he was familiar so far as a layman and a man who had had to do with the rents of freeholds in Scotland could be, it seemed to him, from what he did know, that as the Scotch law stood so the English law might well stand. The Scotch, with that logical faculty which pre-eminently distinguished them, had provided for questions very like what would probably arise in this case, and had completely dealt with them in the Courts. To explain what he meant, it would be better to give a concrete instance. Take houses such as those in New Square, each comprising ground floor, first floor, and top storey. According to the English law, the man who owned the ground floor, even where there was no basement, had, as Mr. CLODE states, no right whatever in the soil. But, according to Scotch law, he had not only a right in the soil, but even the area, the garden, and everything of that kind was invested in the holder of the freehold occupying the ground floor. But the peculiarity of Scotch law was, that such an owner might not do anything that would interfere with the interests of those who held freeholds above him. For instance, a house in Edinburgh was occupied in three freeholds, one above the other. When the house became ruinous and was eventually pulled down, the question arose about rebuilding it. The man who owned the ground floor was anxious to hollow out the ground so as to make a storey below that. But, curiously enough, he was not allowed to

do it, for the tenant of either the first or the second floor interfered, saying it would affect his interest if the house were made into four storeys instead of three as before. The Courts interfered and declined to allow the owner of the ground floor to excavate as he wished to do. In the case of which Mr. CLODE had spoken, he did not think the question as to the roof of a freehold house was touched. But in Scotland it was logically held that the roof was only the fifth wall of the house, which protected the man on the top storey from the weather, and was entirely the property of the owner of the top storey, just as the ground was the property of the owner of the ground floor. According to Scotch law, not only was the ground the property of the owner of the ground floor, but the roof was the property of the man who owned the top floor, subject in both cases to the interests of their fellow-tenants. It resulted that the tenant (for instance) of a freehold flat on the top storey would be entitled to alter the roof, but only in such a way as not to interfere with the interest of any other tenant in the house, his power being confined in the same manner as that of the owner of the ground floor.

With regard to the next point—the ownership of the common stair and walls bounding it. In Scotland the law was that the tenant of each floor owned the wall which surrounded his own premises. It was not common property in the English sense: for if so, the tenant could not interfere with the edifice without the consent of the other owners; whereas, by Scotch law, he could do what he liked with a common wall, provided he did not interfere with the interests of his fellow-owners. Their right in the stair and walls was defined as a “common interest”: it was not in the English sense a mere easement, the obligation to maintain the wall and to support the owner above him lying upon the owner of each floor, the latter being bound to keep up the wall

because, in the common interest, he was bound to support those above him. By English law, the dominant owner, in the case of defective support from the wall, is entitled to rebuild the wall, so as to secure to himself sufficient support; but the Scotch law, more logically, put the burden of maintaining support upon the man who owns the wall. The system was probably derived from the Roman or civil law on which much of the Scotch law was founded.

Mr. SPENCER CHADWICK (Fellow) said he had great pleasure in seconding the vote of thanks to Mr. CLODE for his exceedingly valuable and most interesting Paper, which, he thought, treated the subject in such a very exhaustive manner as to scarcely leave room for discussion. One or two points struck him as worthy of particular attention. On page 289 Mr. CLODE said it was decided by the House of Lords that "a lower flat must sustain that positive and "constant burden which the upper one places upon it." Then he likewise mentioned that the upper tenant cannot compel the lower one to keep in repair, but may go on to the lower flat and repair the walls in order that they shall uphold his own flat. One statement did not appear to him quite consistent with the other. The same remark applied to the statement, that any one of the occupiers or owners of the flat who suffered from the want of repair of the roof could not compel anyone to repair it, but might go and repair it himself.

With regard to the very valuable stipulations that Mr. CLODE suggested that the tenant should see put in his lease on taking a flat, he would suggest, in addition, that the landlord should covenant to light the stairs and passage and keep them clean.

One question not fully dealt with was, if the law did not recognise ownership in space, to whom did the land

belong? In the event of a building held by various freeholders on different floors being burnt down, in whom was the site vested? If it belonged to the owner of the basement flat, and he could do what he liked with it, it seemed that he possessed a very great advantage over all the others. This might be the law, but it did not seem very equitable.

Another point seemed to follow as a natural consequence. It very often happened that houses were dovetailed in with adjoining houses. A floor or part of a floor extended over the next house, almost dividing it by this interlocking. In such a case, if the house were burnt down, could not the owner, who had always held the freehold of the upper part, resume possession, when the place was being rebuilt? These points had not, he thought, been mentioned in this otherwise most complete Paper.

Mr. WHEELER, Q.C. (Associate), said he had the doubly pleasant task to discharge, of thanking Mr. CLODE for his excellent Paper, and of congratulating the Members on a most welcome addition to their already valuable "Transactions."

The subject which Mr. CLODE had treated was an extremely difficult and a very important one, although it might appear a somewhat artificial one. Whether the rough rules of common law applied to all the incidents and questions that might arise, it was beyond his purpose or province to say, but there were two or three things which he felt it his duty as a practical lawyer to call attention to.

With regard to the singular position of things in the locality of New Square to which Mr. WALKER had alluded, he (Mr. WHEELER) had happened to have his attention called to a local private Act affecting this property.

Long years ago Mr. SEARLE (after whom Searle Street

is called), claimed the property on the east, south, and west sides of what is now known as New Square. The matter was submitted to arbitration, and an award was made, and was subsequently embodied in a private Act, with the result that Mr. SEARLE was allowed to deal with the property on the east, south, and west sides of the square. The effect was to create freeholds, one of which belonged to an old pupil of his (Mr. WHEELER's). But in the Act the right was vested in the benchers—of whom Mr. WALKER was one—to call upon any occupier not only to repaint and renovate the outside of his house, but even to do all internal repairs to their satisfaction. It was also stipulated that all the houses should face and open into the square. No question had ever been raised as to the construction of the Act of Parliament, or the duties of the benchers on the one side and the owners and occupiers on the other.

A paragraph in the Paper worthy of very special attention was the one which dealt with subsidiary rights of first-rate importance under three heads: those of access, of support, and of shelter. He (Mr. WHEELER) would not now refer to those of support or shelter, but confine his remarks to the right of access. It must be remembered that, on the question of access, in very many large buildings, the lift was of the essence of the bargain. He had recently had a case submitted to him, in which he suggested a way in which the Gordian knot could be cut. Some Manchester warehousemen took the second floor in a large building containing fifty or sixty sets of chambers. The rental of that second floor was some £1,400 a year for seven, fourteen, or twenty-one years. The tenant had not long been in occupation when the premises were invaded by a stench sufficiently strong to render some of the occupants seriously ill. Everything was done to discover the source

of the smell, and it was ultimately found to come from the bottom of a well up and down which the lift worked. This great building had been constructed at a very large cost, but, unfortunately, the lift had been erected over the site of some old cesspool, with the result that when the lift was set in motion it, possibly, disturbed the saturated soil which had not been cleared out for centuries, and the smell passed up the shaft, which conveyed the unwholesome smell throughout the building. As might well be imagined, a somewhat angry correspondence ensued, but eventually landlord and tenant were wise enough to take counsel's opinion, and he (Mr. WHEELER) advised the tenants that, by the law of this country, there was no implied warranty that premises were wholesome, or even in a habitable condition. Although the smell existed, he did not see what remedy the tenants had. The smell undoubtedly arose from the lift, and a terrible smell it was. The lift was under the control of the landlord, and worked by his servants or agents, but the smell did not seem to him an inherent vice of the building itself or of the machinery, but to be due to the unwholesome condition of the subsoil on which the building was erected. It was a nice point, and he advised his clients to test the case by giving the landlord notice that they would give up the premises, as he was unlikely to advertise the fact that his premises were unwholesome. They took his advice and gave notice, but beyond the issue of a writ they had never heard anything more of the matter.

He agreed with Mr. CLODE when he said most persons would probably be astonished to know how many cases had arisen from defective water fittings and the percolation of water from the upper storeys to the lower, through the escape pipe not being sufficiently large to carry off the water when, perhaps, some careless servant forgot to turn off the tap. One of the first cases (*Stevens v. Woodward*) was one brought

by a law stationer against the occupant of rooms above, a firm of solicitors, for injury inflicted by the careless use of a hand-basin by one of the defendant's clerks, who left the tap running, and so damaged some of the plaintiff's books. It was held that it was not within the scope and purview of a solicitor's clerk to wash his hands in his master's hand-basin, and consequently there was no remedy. Had the injury arisen from the act of the housemaid the master would have been liable, but he was not liable for such an act on the part of the clerk. This was, indeed, a nice distinction.

Mr. E. TIDMAN (Fellow) said that an experience of many years had shown him that the drainage of flats was a very difficult subject for the occupiers of them in cases where they wished them sanitarily inspected and tested. In order to inspect them thoroughly and to report faithfully, access to the basement was necessary. In large flats the drainage occasionally became blocked. It probably ran through the central passage, out of which was constructed the staircase, and if any defect arose, and the sanitation was defective and leaky, the smell would rise up the stair-well just as it would do up the lift, and so invade the upper floors, which might otherwise have been free from it, and the occupants suffer thereby. Again, without going to the basement, it was impossible to know whether the waste pipes were disconnected at the bottom.

He thought in preparing an agreement there should be provision for supervising and for access to inspect drains, or that the landlord should put and keep them in good order and be amenable for defects.

Again, with regard to water supply, it was a common thing to have a cistern at the top of the house supplying the whole of the water closets jointly with the draw-off taps

used for drinking purposes. To ascertain whether the connection was cut off and a separate drinking supply existed, it was absolutely necessary to have some provision for access and inspection, as in many of the flats built some years ago the sanitary fittings were very defective—more so than in modern buildings.

Mr. W. WOODWARD (Fellow) said that in one or two cases within his own experience flats had been treated as separate dwellings or premises, and the district surveyors had in consequence recovered very large fees. He thought that a block of flats should in every case be treated for such purpose as one house.

Mr. G. HUMPHREYS DAVIES (Fellow) said that a point had been several times raised before the Assessment Sessions at Clerkenwell as to the method in which the staircase and landings of tenement houses should be treated for the purpose of rating. In two or three cases the question had arisen how the amount reserved to the landlord for the use of and for cleaning the staircases and passages should be dealt with, and whether it was a profit to be assessed to the landlord. The amount in one case was 6*d.* a week per tenant. Were the stairs to be considered as included in the tenants' rating or was the landlord to be considered the occupier of them? If not, how was the 6*d.* to be dealt with, for it was certainly a profit arising from the occupation of the building? He did not think the point had been decidedly cleared up, as the cases in which it had arisen had been compromised, but it was an important question, for where there was a large number of tenements the total amount in dispute was considerable. If the landlord were held to be the occupier of the staircase and landings, he had a profitable occupation, and it would

appear that he should be rated for that portion of the premises. If not, it seemed the staircase would go unrated, for the occupiers of the various tenements had only an easement over it.

Mr. ALEXANDER PAYNE (Fellow) said, with reference to district surveyor's charges in these cases, that they were not high as the law stood, which considered each flat as a separate building (see Building Act, 1855, sect. 27), and this was reasonable. He would suppose a case where the owner of a piece of land determined to build fifty small separate houses, with party walls between; and another owner of another piece of ground determined to build fifty houses, in the form of flats, under one large roof. In the first case the surveyor charged for each one of those houses as a separate house. In the second the buildings were in one large block, costing a great deal more than the separate houses, and involving more trouble to the surveyor. Why, then, should not each flat be charged as a separate building just as much as the houses in the first case? Would it be fair that the surveyor should be allowed a fee for each building in the one case, but in the other should only have, for all his trouble, at most ten pounds, which was the maximum fee for a separate building, however large?

Mr. H. NORTHCROFT (Fellow) called attention to the statement in the Paper that no particular form of division was essential between flats, provided there was an actual division. He understood, where there were separate tenements in one house, the district surveyor treated them as distinct houses, and was therefore entitled to claim separate fees. With regard to the Paper, he was hardly qualified to offer very much criticism, for the legal details entered into were so entirely beyond the scope of an ordinary surveyor's

practice, that one need almost be also a lawyer to follow them closely, although, for the purpose of reference, nothing could be more useful to a surveyor. The creation of freehold tenements in flats seemed to him an almost unworkable thing, and if they had succeeded in Scotland in getting purchasers for those flats, their experience differed a good deal from that of London owners.

Mr. C. K. BEDELLS (Fellow) thought the discussion went to show the advantage of always recommending clients to take a lease rather than buy a freehold flat. Many things must be enjoyed in common by the various tenants, and it was possible, by inserting covenants in a lease, to secure things which it was practically impossible for freeholders to arrange—such, for instance, as that the staircase should be lighted and cleaned, and that a proper and responsible caretaker be kept. He thought the responsibility for such things as those fairly belonged to the owner or the landlord, and that, in any lease of a flat, care should be taken that such matters were provided for. There was some little difficulty with regard to letting the upper parts of professional houses, such as, for instance, those in Lincoln's Inn Fields, where the upper floors could be let easily enough but for the fact that, if they were let for residential chambers—for which the situation and surroundings rendered them very suitable,—the owner would become liable to the inhabited house duty on the whole premises, the amount of which would absorb the additional rent got by letting the chambers. He would be glad if greater light were thrown upon that point. He understood from the Paper that, by a recent Act, there was some means of restricting the incidence of the inhabited house duty to chambers let in that way, if they were kept quite distinct, even if there were only a lath-and-plaster partition between them. He had met

with difficulties in this respect, as he dared say others had ; and if, under the new law, there were any way of confining or getting clear of the inhabited house duty, and yet being able to let one part of the house for professional chambers and the top storeys for residential chambers, he, for one, would be glad to learn it.

MR. W. W. JENKINSON (Fellow), in referring to New Square, said that he was concerned for a client who owned the fee simple of some suites of chambers on the upper storeys. The question of the difficulty of outside repairs was settled by the authorities of the Inn ordering the execution of the works, and fixing the contributions of the various owners. Referring to the remarks of a former speaker as to risk of fire, he was at a loss to understand what risk there would be that might not be covered by insurance.

MR. A. HARSTON (Fellow) said it was a very common practice in the City of London to let the different floors of warehouses and office premises on repairing leases. He would very much like MR. CLODE's opinion as to the liability of the lessee under those circumstances to repair the external and party wall, especially in cases where the party walls were not demised in specific terms. In a case under the present Building Act concerning a party wall, Lord Chief Justice EARL, on an Appeal in the Court of Common Pleas, based his decision as to the non-liability of the lessee to pay the "building owner" of the adjoining house a contribution for certain repairs on the fact that it would very much astonish him to hear that the lease carried with it any demise of the party wall. He seemed to assume that the chambers or the flat leased by that particular lease carried the demise up to the party wall, but included no

portion of party wall itself, and therefore the lessee was not responsible, under the Building Act, for any portion of the charges incurred in repairing the party wall by the owner of the adjoining house (*Hunt v. Harris*, 34 L.J., C.P., 249). As a case in point he held in his hand a copy of a lease by which certain floors were demised. It happened that the fourth floor included not the ordinary roof, but a flat roof, covered with asphalte. The question arose in that case whether the tenant was liable to repair the roof. How far the demise went upward beyond the ceiling of the top floor was the difficulty. The demise included the first, second, third, and fourth floors. The repairing covenant was, "That he will "also, from time to time, and at all times during the "continuance of the said term, when, where, and as often as "the case requires, at his own costs and charges, well and "sufficiently repair, amend, maintain, paint, cleanse, and "keep the said demised premises, with appurtenances, by "and with all necessary reparations, paintings, cleansings, "and amendments whatsoever." There the question arose whether the lessee was bound under those covenants to repair the roof. The question did not come into the Courts, because the Surveyors managed to settle it. Still, it was a very doubtful case, and there was very little authority upon the point whether a man under such a lease was bound to repair, maintain, and sustain the external and party walls and roof.

MR. J. W. PENFOLD (Hon. Sec.) said it might be of interest to mention that some years ago it fell to his lot to restore the damage by fire at one of the houses on the south side of New Square, Lincoln's Inn. The first floor was nearly burnt out, and the ground and second floors much injured. Each floor belonged to a different person. There were three insurance offices concerned, and two con-

tractors to do the work. Questions arose as to who was to be at the expense of the respective floors and ceilings; whether, in fact, the horizontal division was the roof of the lower flat or the floor of the upper. It also became necessary to build certain walls or piers on the first floor to support the timbers of the second, which under the existing Building Act could not be constructed as before. It was left to him (Mr. PENFOLD) to say what was fair, and he apportioned the expenses rather as he thought equitable than, perhaps, in accordance with the strict legal rights of the parties.

It seemed to be taken for granted that each owner did the repairs to so much of the staircase as led to his particular flat, as well as those to the front and back walls so far as they enclosed his ownership.

Mr. CLODE, in reply, thanked the previous speakers for their kindly criticisms of his Paper. He would answer as far as possible the more interesting and intricate points. He questioned whether the Scotch law regarding freeholds was applicable at all in England, for here the tenure of an upper flat must terminate with the destruction of the premises. An upper flat was so much bricks and mortar. Could there be an inheritance in bricks and mortar after they were destroyed there? It seemed to him that the question answered itself. He confessed he did not, at the moment, understand the Scotch system, under which the site was vested in the owner of the lowest flat as trustee for the upper one; he could only say that in England this was not so.

With regard to the question of exemption from inhabited house duty of premises in Lincoln's Inn, he had little doubt that the Act he had mentioned did apply. It was only necessary to show that they were not occupied during the

night-time, or that if occupied they were but occupied by a caretaker, in order to claim exemption. He did not think there was any difficulty about the case.

Profitable occupation of the staircase raised a new question. He was inclined to think that if anyone was in occupation, it was the landlord, and if he collected sixpences and shillings, his occupation seemed to be a profitable one; thus he would appear to be liable to be assessed in respect of it.

He had, he thought, been misunderstood as to the question of support. When he said the under flat *must* sustain the positive and constant burden which the upper one placed upon it, he meant that a man could not pull down or so destroy his lower flat as to let the upper one fall, or prevent the upper owner from doing such repairs to the lower one as were necessary to keep it in its place. In that sense the lower owner *must* afford support so long as the owner of the upper one wanted support. It was quite true that he had also stated that the lower owner was not bound to repair. This did not amount to a contradiction of his previous position. It only amounted to this, that the lower owner had not to provide the necessary materials and work for making his flat fit to bear the burden which it was forced to bear, if in course of time it became inadequate.

THE PRESIDENT said it rested with him to make a few remarks by way of closing the discussion. The Paper was a particularly appropriate one at the present time, by reason of the large and varied character and number of flats now being erected in London, and especially in the West-end. His own experience was that they were wholly possessed by one owner, either a building lessee or freeholder, and that he (the owner) took upon himself all the structural obligations and maintainings of roof, foundations and party walls,

drainage, supply pipes, staircases, &c., the tenants only keeping in repair the insides of their respective occupations. Therefore up to the present time none of those questions had arisen which the Paper just read specially applied to.

It seemed to him that common sense would dictate to anyone taking a flat, whether in the basement or upper floors, to stipulate that he should be responsible for the inside repairs of his rooms, and otherwise for quiet possession and enjoyment. But if it ever should be that these flats were to be held in severalty, as in Scotland and Lincoln's Inn, then it would be necessary to consult the Legislature as to what were the several rights and obligations of each separate owner.

A friend of his, the freehold owner of a set of chambers in New Square, Lincoln's Inn, had told him that the general staircase of the building in which his chambers were situated became very decayed and dangerous, and the question arose as to how it should be repaired. The matter was referred to the benchers, who considered the staircase was common property to the entire chambers in the house, and directed that the restoration be made, and apportioned the cost among the various owners.

The Paper was a most able and, as he had said, a most appropriate one on the present occasion, and would possibly in the near future be most useful for reference as a text-book on the subject of "Flats."

The Meeting then adjourned.

THE PRESENT WORK OF THE LAND REGISTRY.

By C. FORTESCUE-BRICKDALE,

Of the Chancery Bar, and Assisting Barrister to the Land Registry.

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, April 6th, 1891.*

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

I.—INTRODUCTORY.

Evils of the present Conveyancing System.—"It is night
" in Lincoln's Inn. . . . In dirty upper casements,
" here and there, hazy little patches of light reveal where
" some wise draughtsman and conveyancer yet toils for the
" entanglement of real estate in meshes of sheepskin in the
" average ratio of about a dozen of sheep to an acre of land ;
" over which bee-like industry these benefactors of their
" species linger yet, though office hours be past, that they
" may give, for every day, some good account at last."

When I first read this passage in CHARLES DICKENS'S
"Bleak House" (Chapter xxxii.), I own I thought it
savoured a little of the habit of exaggeration to which that
distinguished author is prone when writing of anything
concerning the law. Perhaps this impression was partly
due to my having occasionally made it a merit to have
stayed late at chambers myself, and I disliked seeing virtue
—especially my own virtue—treated with so little respect.
It is hard to see ourselves as others see us. However, the

passage was brought forcibly to my mind lately in perusing the abstract of title to an estate, containing about six acres, and last sold a few years ago for under £5,000. That abstract consisted of 195 sheets of closely written "Brief" paper. An abstract (you know) is an *abridgment* of the actual deeds and documents composing the title itself. The number of separate documents abstracted or copied was 91—made up as follows:—

Acts of Parliament - - - - -	8
Wills - - - - -	5
Settlements and deeds relating to settlements	9
Conveyances on sale - - - - -	8
Mortgages - - - - -	12
Further charges - - - - -	8
Transfers of mortgages - - - - -	15
Re-conveyances on satisfaction of mortgages	3
Various: including leases, Chancery proceedings, Covenants to produce deeds, Orders in Council, &c. - - - - -	19
	91

Very few of the deeds comprised in the list appear to have been contained on one sheepskin. Many of them covered three or four, several run to seven skins, two reach fifteen, one sixteen. The total number of unoffending animals employed in the elucidation of the title to these six acres appears to have been about 180—that is, thirty sheep to every statute acre. The occasion of my perusal of this title was not on a sale, but circumstances might easily arise which would give a purchaser a right to demand the production of the whole of it, exactly as I have described. So that the passage from CHARLES DICKENS which I have quoted (with the single exception, perhaps, of the word

“average”) is not only in this instance no exaggeration, but a very long way within the truth. When the whole abstract was read, the result could be stated in two lines of writing endorsed on a small extract from the Ordnance Map, thus: “A. B. is entitled in fee simple, free from “incumbrances, to the land coloured pink on this map.” But this is not all. The first 143 pages of that abstract, representing sixty-nine of the documents, and about 160 of the sheepskins, went to show that in the year 1865 the same perfectly simple state of things existed as to the bulk of the property: so that about two-thirds of that enormous pile of writings, and about eight-ninths of the sacrifice of animal life utilised, related to matters which had been absolutely dead and buried and done for, and had had no relation to any existing interest in the property whatever for upwards of a quarter of a century.

Imagine a sheet of writings 3 feet wide hanging from the cross of St. Paul’s down to the floor of the cathedral; or, if you prefer it, a wall 10 feet high and 40 yards long entirely hung with papers and parchments, and you will have an idea, as nearly as I can give it, of the superficial area of the documents which, in this year of grace 1891, compose the legal title to an estate of 6 acres and £5,000 value.

This is, I admit, an extreme case. But it is not a solitary one, even in my own limited experience. As long as a purchaser of land can obtain no certainty, beyond what his own investigations may reveal to him, that he will not be turned out of his estate, or find a heavy mortgage on it, after he has bought it and paid for it its full value, owing to the subsequent discovery of some hidden claim that may have been in abeyance for fifty years or more, so long will it be necessary for every prudent purchaser to see that all past transactions for a very long period have been entirely regular and correct in every particular. Thus it happens that, if an

estate is often dealt with in the course of a few years, the same ever-growing accumulation of toil has to be undergone by or on behalf of every successive purchaser or mortgagee, the same transactions have to be scrutinised, the same knotty points considered and inquired into, in a seemingly endless chain of barren reiteration. The result in delay, expense, and uncertainty, is too notorious to need any mention. It constitutes a heavy discount on the value of land for every business purpose.

The Cure for them.—The only cure for this state of things is the establishment of some public authority with power to record changes of ownership in such a way as to preclude the necessity of inquiry into any past transactions, and to exhibit, at every stage of the history of an estate, the present condition of the ownership and incumbrances. Nothing more is required. Nothing less is of the slightest use. The experiment has been tried with entire success in our Australasian and a few other colonies, also in Prussia, and, I believe, has been very recently adopted in Austria. The other principal countries of the globe have not yet tried it. You will hear in other countries of a registry of land, but, except in the places I have named, no registry of ownership exists in the true sense of the term—unless it be in China or Japan, as to which the latest intelligence is sometimes a little out of date.

The expenses and delays of conveyancing are certainly not the fault of the gentlemen employed in doing the work; they are the fault of the conditions (I cannot dignify it with the name of system), which have in some way or another been allowed to domineer over the whole subject. One of the most potent of these, undoubtedly, was the zeal employed by the landowning classes themselves during the greater part of the last century and the beginning of

this in making their family estates (as far as they possibly could) inalienable except by Act of Parliament.

2.—REGISTRATION OF TITLE—WHAT IT IS.

I propose now to explain the system of Registration of Title, as at present carried on in the Land Registry Office, Staple Inn, under Lord CAIRNS'S Land Transfer Act of 1875. This Government Department has been in existence for some considerable time, but the advantages it offers to landowners are not yet as well known as they should be.

Example of the Stock, Share, and Shipping Registers.—You are probably more or less familiar with the working of the registers kept by companies of their shareholders, and by the Bank of England of owners of Consols—also the register of ships. In these registers you find, generally speaking, two things. In one place you find the name of the owner, in another the description of the property he owns; in the shipping register you also find mortgages. When you wish to buy shares in a company from anyone, there is never any trouble about a title, all you have to see to is that he is registered as the owner in the company's books. If he is, you can safely pay your money to him; if he is not so registered, he must wait for his money till he is. A transfer from a registered owner enables the transferee to obtain registration in his place. The transfer itself, too, is quite a simple document in a printed form, with printed instructions how to fill it up, so minute and particular that (unless you are a very superior person indeed) it is impossible to make a mistake. There is no uncertainty, no mystery, no delay, no expense. It is true you pay the broker something, that is for finding you a vendor; not for testing his title when found.

The Land Register.—Now, the register of land is on exactly the same principle, only better—by which I mean that it will do more for you than merely record sales. For it will not only (like the other registers I have mentioned) record sales, but mortgages also; it will indicate the division of a large estate into any number of separate parcels; it will record leases, and any conditions as to user (capable of being annexed to land) that may be required, also rights of way, mining rights, and many other matters of that sort that may merit mention; further, it affords means for the protection of parties interested under settlements, without making it necessary for purchasers to enter into the consideration of the provisions of those useful but often very puzzling documents. In the case of mortgages and leases the register will show who is the owner of the mortgage or lease for the time being, also mortgages of the lease, and sub-leases, and dealings therewith. In fact, as the books are kept now, any person about to deal with a registered estate or any part of it, or with a mortgage or lease of one, can obtain from the register, in 15 minutes, an amount of information which, if the land were not registered, half-a-dozen specialists could barely have discovered in a week. I should say here, that he can only do so by leave of the owner. The register is strictly private. No one can see a title without the written authority of the owner or his solicitor.

Sales and Mortgages of Registered Land.—The formalities to be observed on sales and mortgages are equally simple. Short printed forms, with instructions, are supplied by the office for these transactions. The seller signs the instrument, and the buyer brings it to the office, with the fee. What the fees are is shown in an appendix. In the course of about three days, if the transfer is in proper form, the buyer

will have been registered as the owner, and will be entitled to a land certificate. If expedition is of importance, the matter can be concluded in a single day. These, let me remind you, are not merely accounts of what might be, but are simply the daily occurrences that I see going on in the Land Registry with regard to estates registered under the Act of 1875.

Such is the effect of registration. I will now state the means afforded whereby a man may lift the title to his estate out of the mire wherein most titles now repose, into the clean and clear atmosphere of registration.

3. HOW TO PLACE LAND ON THE REGISTER.

There are two ways of placing land on the register. One is so extraordinarily simple and easy that I always feel some hesitation in speaking of it, because I fully expect that, as soon as people have got to understand the idea, we shall have all the landowners of England coming to be registered at once—which would be awkward. The only cases it is not suited for are those where an immediate sale or mortgage is intended, because it takes time to mature. Where the land is to be dealt with in the near future another method, involving rather more trouble and cost, is applicable.

Registration with "Possessory" Title.—The first, or easy and simple way, is this. You make a plan of your land, on an uncoloured sheet, or sheets, of the Ordnance Map. (I may point out, with reference to the exclusive use of the Ordnance Map in the Land Registry, that it was absolutely necessary to secure the use of one uniform mapping system applicable to the whole country in the first instance as a basis of work. The actual maps used, however, contain

varying amounts of special details added by hand by way of revision. These additions and details it will fall within the natural province of surveyors on the spot from time to time to make.) The cost of this, if you do it yourself, and the fences are already on the map, would seldom be more than 2s. 6d. You then make a statutory declaration (in a form supplied by the office) to the effect that you are in possession, or in receipt of the rents, and that you are the owner, subject or not to incumbrances. There are also forms kept suitable to settled land. This will cost you, with stamping, 5s. You then leave the map and declaration at the Registry, or send it by post, with the fee: the fees are given in an appendix.

Fees.—The fees begin at 2s. 6d. for £50 value, and rise to £29 for £100,000 value and over. One of these titles registered lately cost the owner just 12s. 6d., including the cost of making a map from his conveyance. If a conveyance with a plan on it be sent to the office, all the necessary documents are prepared for the applicant and sent to him ready for completion, with a note of the charges. In order to prevent, as far as possible, the fact of the registration being concealed from subsequent purchasers, your last title deed is marked with notice of the registration. If you have no deed the registration is announced in a newspaper instead—the advertisement costs 12s. to 15s.

During the last two years £236,790 worth of land has been registered in this way, in 27 separate titles, of various values, from £50 up to £40,000. The costs have not in all cases been stated to the office, but taking the total of all the cases in which I know the entire costs defrayed by the applicant from first to last, both in the office and otherwise (including one or two special surveys of the land), I find that £115,940 worth of land has been thus registered at a total cost of £81 7s. 9d. That is £1 per £1,449, which is

almost exactly 1*d.* per £6, or 1*s.* 4*d.* per £100. Details of the cases are given in an appendix.

You are thus registered with what is called a "Possessory" Title. The effect of it is this. It does not destroy any adverse claims subsisting at the time of first registration, but, with regard to claims arising after that time, the register is thenceforth conclusive. The consequence is that, as times goes on, and all possible adverse claims fade away into the distance, a "possessory" title becomes (for all practical purposes) as good as an absolute one. No definite limit of time has been fixed for this to happen, but there is no doubt that after (say) 15 years in all ordinary cases, and in many cases sooner, a purchaser would accept such a title without further inquiry, or only inspection of the last deed previous to registration.

The immediate advantages of a possessory title, however, are considerable.

(I.) No *new* complication can thenceforth arise to obscure the title, for all future dealings will be on the registry system. Good titles are constantly being made bad again by being kept off the register, and what is a clear and simple title to-day may in five years' time (if not registered) become an absolute chaos. I have just perused a title which 14 years ago was perfectly simple and clear; the intermediate dealings between that time and the present covered 30 pages of abstract. Had the land been registered with possessory title in 1876, all the trouble caused by the intermediate dealings would have been saved: they would have been entered on the register each in its place, and as soon as each was done with it would have been cancelled, and never looked at again.

(II.) The avoidance of the old forms of conveyance by deed, and some of the technicalities of real property law, and the substitution of a short and simple form of convey-

ance on a printed form, to be obtained from the office, with instructions, for one penny.

(III.) If the property is in Middlesex or Yorkshire, exemption from the local registries of deeds. Titles in these counties, if not registered in the Land Registry, are open to public inspection at the deed registries. By registration in the Land Registry they are withdrawn from the deed registries and become private.

(IV.) Exemption of purchasers from liability to make searches for executions, bankruptcies, drainage charges, writs and orders, and numerous other vexations of a like nature, the expenses of which, on a sale, all tend to lower the price obtainable, and to keep investors out of the land market.

(V.) If a sale or mortgage be decided upon before the possessory title has had time to ripen, the antecedent possessory registration is of considerable assistance in applying to have the title made absolute, and the fees paid on the possessory registration are brought into account when that is done.

(VI.) Another way in which possessory title might be made very useful is this. There are many titles which are locally very well known, and always pass current in their own districts. If the owner of one of these titles, or even any immediate purchaser from him, were to register a possessory title, the title would be practically absolute at once, and for all future time; the well-known title giving safety up to the moment of registration, and the register being conclusive as to everything after it. If any large landowner of this description could be induced to adopt this course the benefit to himself would soon be considerable, and the benefit that he would confer on his neighbourhood would be enormous.

If I had any land myself, I should at once register a possessory title. The expense is insignificant, the only thing

required to be done is to make a map; no disadvantage can possibly arise from it, and every day that passes hastens the time when the costs of a sale or mortgage will be things no more to be thought of than the brokerage on a sale of stock. People who buy land, and neglect this obvious and simple precaution for keeping their title clear for the future, have only themselves to thank for whatever subsequent complications and inconveniences supervene.

Absolute Title.—The other way of registering land is by what is called “Absolute” Title. The term explains itself. The applicant brings or sends to the registry all his deeds, papers, and documents, and, if these, after such further inquiries as may be necessary, are found satisfactory, the title is accepted and registered accordingly. When so registered the owner has a Parliamentary title, barring all adverse claims and good against the whole world, not excepting Her Majesty, her heirs and successors. During the last two years £490,375 worth (nearly half a million) of land has thus been brought on to the register. Taking, as before, the cases where I know the total costs incurred (of every kind), I find that £289,975 worth of land was registered during the last two years in 54 estates, at a total cost of £417 2s. 4d., that is £1 per £690, which is about 1d. per £2 18s., or 2s. 10d. per £100—just about double the “possessory” costs—on the average. Further details are in an appendix. From what I have stated, and from what you probably already know of the expense involved in sales and mortgages of land, this much is clear, that, if landowners intending to sell or to borrow money were to apply for absolute title a few months before the transaction, a considerable saving would be effected as a general rule. Immediately after a purchase is also a very good time to apply for absolute title, provided that a respectable title has been shown by the vendor. It is my experience that on sales

and mortgages of any importance a title extending over 40 years or more is by no means a rarity. Lately, at the Land Registry, a large proportion of cases have been of this class. Purchasers instruct their solicitors to complete the matter by registering with an absolute title. In cases where purchasers intend thus registering, it will be well for them to see that the examination on the sale is made under the advice of counsel. The extra expense of this latter precaution is comparatively slight, and it prevents difficulties arising in the Land Registry afterwards.

On an estate intended to be laid out for building, or for sale in lots, the expenses of registration with absolute title will be recouped after a very few sales. It is, indeed, for estates of this description that registration with absolute title is most clearly and immediately useful. A plan prepared by the owner's surveyor, showing proposed roads or lots, is deposited in the Registry, and then transfers can be made from copies of it, and registered as fast as may be desired.

As to Mapping for Registration Purposes.—If I may be allowed to enter upon a matter which is perhaps more your concern than mine, I may point out that the preparation of maps for registration purposes is a work in which the assistance of surveyors will ultimately be employed on a very large scale indeed. The Ordnance Map—which is always used for first registration—is rarely quite up to date. In most of the cases there is some little addition to be made, and occasionally a great deal of work is needed in order to show the boundaries of the property correctly. I need hardly say to you how important it is to the office to have all these maps correctly made in the first instance, and if surveyors would devote some attention to this matter they would be doing a most useful and necessary work. Again: in many places large tracts of land now covered with streets

and houses appear as fields, commons, and woods, even on the latest Ordnance Map. If any owner of a house in such a district tries registration, even with possessory title only, he is at once confronted with a difficulty the extent of which you can better appreciate than I can. Now if the surveyor to the estate out of which the plots were sold, or the borough surveyor who is consulted as to all the roads, or any competent local surveyor who chooses to take the matter up, were to lay down a correct general plan of the place on the Ordnance Map, he could supply registration maps in large numbers at a cheap rate, and mutually consistent with one another—a result almost unattainable in any other way, short of the most expensive and elaborately scientific process in every instance.

Leasehold Title.—Every man who takes a lease direct from the landlord for a long term should register his lease at once, whether the landlord's title be registered or not. There is no investigation of title to make, and the expense is therefore trifling. No map is needed, if the lease has a plan on it. The title to the leasehold is thus kept clear of all imperfections and confusion. Titles to leases (especially in their early stages) get into the direst confusion under the present system. Registration of the lease by the original lessee would stop all that. I have lately had to advise on the title produced by an original lessee (a builder) to his intending purchaser. You might have expected that the title to the lease, at any rate, would have been a simple affair. You could not make a greater mistake. In the course of the few years during which that builder had had the lease in his possession he had created six mortgages and two further charges; four of the mortgages had been transferred, one had been sub-mortgaged, three of them had been rolled into one; and, on the sale, he had to prepare an abstract of all these dealings. In due course the purchaser's

solicitor had to compare it with the original deeds, I had to peruse it, besides asking several questions more or less troublesome to answer, I had to advise searches in various public offices against eight persons—and so on. Also, owing to these complications, the deed of assignment had to be very carefully drawn, and so necessitated further extra expense. The value was £1,500. The purchaser's costs can hardly have been less than £30, and the vendor's probably equalled them. There you see £60 taken out of the value of the lease owing to the omission to register it on its first grant. Had that lease been registered, three simple entries of six lines each would have recorded the existing mortgages, and would have shown to whom each now belonged. No searches would have been required. The purchaser's costs need not have exceeded £6. The vendor's would have been proportionately reduced.

And yet, in the face of examples like this, people are still found who ask, "What is the use of registration?"

HOW THE REGISTER IS KEPT.

I must now give you a sketch of the mode of keeping the register.

Original Entry of Land on the Register.—The registration of a title is completed by an entry in a book referring to a filed map. The maps are now all made on Ordnance sheets, on a suitable scale according to the nature of the property. Whole, half, and quarter sheets are used, and a printed label is affixed to each, showing its number, the county and parish, date of survey, &c. The boundaries of the estate are edged with red. New roads, &c., made since the date of the survey are added, so far as may be necessary, by some competent surveyor. The maps are laid in numerical order in presses in a fireproof strongroom in the basement of the building. The register of each title consists of two pages

opposite each other. On the left-hand page is a description of the land—usually now merely the county and parish, and a reference to the filed map, though a more particular verbal description can be inserted if desired. Below is a space for noting portions sold off. On the right-hand page are two columns; one contains the name and address of the owner for the time being; the other contains references to various matters—such as incumbrances, leases, charges, conditions as to user, restrictions, &c., filed in various books. When these cease to affect the land they are cancelled. The land is indexed by being marked off in colour and numbered on the six-inch Ordnance map, a complete copy of which is kept at the Registry for the purpose. Thus all registered land is at once discernible, and no piece can be registered twice over. Also this index map forms a convenient means of finding a title should its number and the owner's name be forgotten or lost. An alphabetical list of owners' names is also kept, referring to their titles.

When any dealing comes in for registration—say a transfer of the whole of the land comprised in a title—a temporary note of the instrument is at once made against the title in the register, with the date of its arrival in the office. In a day or two the instrument is more carefully perused. If all is correct the new owner's name is entered as proprietor in place of the old one, which is cancelled—as also is the temporary note just mentioned. The instrument is not referred to on the register—which stands independently,—but is put away in the office, and in all human probability will never again see daylight. A land certificate (like a share certificate—with a tracing of the registered map) is issued to the new owner if desired. A specimen land certificate (minus the tracing) is given in an appendix.

Mortgage of Registered Land.—If the dealing be a mortgage it will be written on a form issued by the office for

the purpose, having a folio attached, for use in the Registry. This instrument is registered by being filed in a book and referred to on the register in the column of incumbrances. Registered mortgages can be transferred just like registered land, and by similar instruments. Dealings with a registered mortgage are entered, not on the principal register, but on the folio attached to and filed with the mortgage; thus the principal register is kept free from confusion. This is very necessary where there are (as in one case I know of) about 100 different mortgages affecting one title, each of which has itself been the subject of several dealings. But by the means I have described perfect order is preserved. You can see at a glance all the mortgages that affect the land, and by turning to each in turn you can see to whom it at present belongs. When each mortgage is paid off it is cancelled on the file and the note on the principal register is cancelled also.

Division of a Registered Estate.—A transfer of part of a registered estate, or of parts of two or more registered estates, consists of an instrument as before, referring to a map accompanying it, on which the part transferred is edged with red. On its arrival at the office the map is given a number—the number of the new title to be created. The map is labelled and filed as the map of the new estate, the piece comprised in it is marked off in green, and numbered to correspond, on the map or maps of the estate or estates from which it is carved out. A note is added to the register of the old title (under the description of the land) recording that number so and so, in green on the map, is disposed of. A fresh title is commenced for the new estate, to which any incumbrances that may affect it are carried over. The new title bears no reference to the old, but the records in the office would show, if the information were required for any sufficient reason.

THE HISTORY OF REGISTRATION OF TITLE.

The history of registration of title is, shortly, this. About the year 1857 it was first started in South Australia by the late Sir ROBERT TORRENS. Various circumstances contributed to render it at once a complete success there, and, in the course of a very few years, it had spread all over the Australian continent. In 1862 the system was set up in England by Lord WESTBURY, and a fair quantity of land—for a beginning—was registered in the course of the next four years. But the system as established by Lord WESTBURY differed in many important respects from the system of the Torrens Acts, and from the system I have described. In view of subsequent experience I think I may, without presumption, say that so differing it differed in every respect for the worse. The result was to discredit the system of registration generally at its first start, to disappoint several who had hoped great things from it, and to aggravate the prejudice already subsisting in the legal profession, and which lasts to this day, against all changes of the kind. In 1875 the Act which is now in operation was passed by Lord CAIRNS. In this Act most of the defects of Lord WESTBURY'S Act were removed, and had it not been for the bad impression created by the first failure, I believe it might have succeeded very well at once. But, for a time, circumstances were too much for it, and only a very little land was registered under it—less than under the former Act—so that to this day, if you ever come across a registered estate, the odds are that it is under the Act of 1862. Two years ago, however, the issue of some new rules of practice furnished an opportunity of making a diversion in favour of the new Act, and notices and circulars stating the advantages offered by it to landowners were somewhat widely circulated. The immediate result was—and that result has been ever since maintained—to

increase the number of applications fourfold, and thus to encourage the belief that further publicity would produce further success. The office was at the same time placed on a self-supporting footing with regard to fees, and last year, for the first time in twenty-eight years, there was a surplus.

The matter rests with the landowners and with them alone. If they embrace the present opportunity they can free their property gradually from the serious disadvantage under which it now labours in regard to all transactions of a commercial kind. If the landowners remain inactive, the system will probably fail. It will be their own doing, and no one will pity them.

MISCELLANEOUS.

A Practical Suggestion.—And this brings me to the most practical part of my Paper. There are probably among those whom I am addressing at this moment as hearers, and there are certainly among the larger circle of Members of this Institution whom I shall soon be addressing as readers, a fair proportion of owners of land. It is to these that I venture to make an earnest representation, that it is in their power at once to do something practical to assist this reform, which cannot fail ultimately to confer large benefits on themselves individually, and on landowners as a class. I am not so bigoted a supporter of the new system as to affirm that every landowner in England and Wales would necessarily be benefited by registration of his estates with possessory title, but I can say without fear of rational denial that there are hundreds and thousands of landowners who would reap immense benefit during the next twenty years (to look no further) by timely registration in this way. My suggestion then is that it would greatly benefit every owner of a free and unincumbered fee-simple, to register it *at once* with possessory title. Every year would then bring it nearer

to being permanently and absolutely indefeasible, and nothing that the owner could do would be capable of creating any further slur or uncertainty with regard to it. And the cost? 1s. 4d. per £100. That is my suggestion as to possessory title.

For those who see their way to absolute title—especially if in contemplation of a sale or mortgage—I would offer all encouragement to try. There are, in fact, numberless cases (especially where the value is large) in which vendors and purchasers of land might agree together to conduct the transaction through the registry at a very great immediate saving to both. In the Australasian colonies this is the habitual practice on sales of old unregistered titles, and if only a few vendors and purchasers would have the courage to try the experiment I have no doubt as to the satisfactory nature of the result. In this way absolute titles would be obtained at once, and at no cost—or, rather, at an actual saving of expense. During the last two years, out of a large number of applications, only one has been withdrawn owing to the owner objecting to the registrar's requisitions—his expenses were about £2. Except for the advertisement there is no publicity in these inquiries, and only in rare cases is it necessary to give particular notices to individuals. Also, anyone who has purchased land under good advice, and with a title commencing about 40 years ago, will probably have no difficulty in obtaining absolute title. The cost, as you see, is not heavy—about 2s. 10d. per £100. In all other cases I rather agree with those who say put off absolute title until you have a sale or mortgage in contemplation—but meanwhile get time on your side by registering a possessory title.

People say sometimes that possessory title is not enough for them—that it is not *practical*. If by this they mean that it does not give them everything they want, at once,

and for nothing, I agree. But, ordinarily speaking, it seems to me possessory title is a far more practical thing than these people suppose. It is beginning with the thin end of the wedge instead of the thick. It is the first step, and an easy step, towards freedom, and the sooner it is taken in all suitable cases the better. I think I may say this too. In the event of any large legislative extension of the registration system, it is not at all unlikely that the scheme will include special facilities for turning possessory titles into absolute: and it would also seem probable that those facilities would be greater in the case of titles which have been registered for a number of years—owing to the greater guarantee of good faith so obtained, and the freedom of such titles from intermediate complications. So the prospect of further legislation on the subject should quicken rather than retard applicants for possessory title. For it should be remembered that (1st) further legislation may never come, and (2nd) if it does come, it will probably be most in favour of those who have already been registered with possessory titles for a number of years.

This is a Landowners' Question, in the first place.—It is often said that the lawyers are against registration. But I will tell you what is much more against it, and that is, the apathy of the landowners themselves; their ignorance, their indolence, their timidity. I will show what I mean by an example.

Example of the Landowners of South Australia.—The example of Australia is often quoted. Let me tell you what the landowners did there. The first of the Torrens Acts was started in 1857 in South Australia—then a small colony of about 80,000 inhabitants. The Act was permissive only, just like our own Acts: nobody was obliged to register his title unless he liked: it was a novel experiment; and all the lawyers of the colony were agreed that it was certain to

break down. What did the landowners do? Did each of them say I won't do it unless everybody else does; or I should prefer others trying the experiment first; or I know somebody who may be offended if I try it? No, they said none of these things. If they had, they might have been by this time in the same advanced stage as we are in this country—a spectacle to the whole civilised world. What they did was this. In the first year and a half of the operation of the Act—that is, before anyone could positively know whether it was going to be generally popular or generally successful or not,—they sent in more than 1,000 *voluntary* applications to register title. That is to say, in eighteen months (out of a total population of 80,000 souls) there were more people ready to come forward and give the system a trial than have been found in England (where we have over a million of actual landowners) in the course of twenty-eight years.

I doubt if one landowner in fifty in this country has ever heard of the existence of the Land Registry, or even taken the trouble to inquire whether such a place exists.

The Attitude of the Legal Profession.—Gentlemen, I am a lawyer myself, and speaking on behalf of the profession I may say that we do our work pretty much in the same way as other people do theirs. When we find that people want a thing done, we do it—not before. And we judge whether people want a thing done in the same way that most others judge—by their asking for it. If no landowner ever asks his solicitor to register his title, it is little to be wondered at if solicitors as a body have an impression that landowners do not want their titles registered. I can assure you from experience that that is their impression, and that those of them, and they are not a few, who would be willing to try the experiment, shrink from proposing it to their clients for fear of being suspected of wishing to run up a big bill.

It is no doubt possible for landowners to register their

own titles, and we have lately had a large proportion, both with possessory and absolute title, conducted by applicants in person. But I do not myself think that the great bulk of the landowners will ever take to doing their own conveyancing, however easy and simple it may be made. Therefore what I look to ultimately is the confidence and support of the legal profession, and until this is gained only half the work will be done.

But it is my firm belief that if the landowners, individually first, and afterwards collectively, will intimate to their solicitors that they want to have their titles registered, and that they are willing to pay the necessary and reasonable costs of that operation, then the work will proceed very rapidly and very harmoniously, and all this talk about professional opposition and selfish hostility would cease to be heard, for there would be nothing appreciable to justify it.

Registration is an Advantage to the present Owner as much as to anybody else.—I hope that what I have said has made out a case which merits an effort in favour of registration from the owners of land. It is not as a benefit to the community at large—though that it undoubtedly is, and as such would be a great and worthy object; it is not as a favour for the future purchaser alone—though he no doubt will share much of the advantage; but it is primarily as a piece of machinery which, if applied in time, will add appreciably to the value of the land in the hands of the present owner, that I recommend this system to you now. Its adoption will make a man's land saleable to better advantage, and will make it a more readily marketable security for loans. The present law, or, rather, the prevailing practice, presses heavily on those who have to sell their land. But it presses more heavily still on those who do not want to sell, but who need occasionally to raise a little money on mortgage. So that whether a man wishes to sell, or whether he wishes

to keep, his land, registration of title increases its value. It is easy to adopt, and is the only certain way of removing the hindrances which now beset the landowner whenever he needs to turn his property to any profitable account, which constitute a heavy drawback on the investment of money in the purchase and mortgage of land, and which thus tend to keep out buyers from the market, to lower prices, and to make loans more onerous; and in every way directly and indirectly to lessen the value of landed property in the hands of the present owner.

Mr. EDWARD RYDE (Past President) said, in moving a very cordial vote of thanks to Mr. BRICKDALE, he would adopt the words in the last paragraph of his Paper, for he certainly thought he had "made out a case in favour of registration of land." He thought it very likely that a large number of Members of the Institution before whom the Paper would now be brought had no idea of the simplicity of the system of registration.

The registration of land was a question which had been under his own notice the whole of his life. He had, at different times and under various titles, read Papers before the Institution with regard to facilitating the transfer and the registration of land, and on the previous day he had looked among his old documents in order to ascertain the exact length of time within which this subject had occupied his attention. He now held in his hand a pamphlet containing a letter addressed to the Right Honourable JOHN Lord CAMPBELL, Lord Chief Justice of the Court of Queen's Bench. It was dated 25th of July, 1851, about forty years ago. This letter was written by a struggling young land surveyor named EDWARD RYDE, and he had ventured to say in this pamphlet that he would not have troubled Lord CAMPBELL with this question, if he had not

felt perfectly confident that he could bring under his notice a system of registration which would very materially facilitate the transfer of land, and that, if it would not make every transaction in land as easy as it was to sell stocks and shares or funds, it would, at all events, do so in very many cases. Subsequent to that date he had gone into the matter more in detail, but in this pamphlet he principally deplored the absence of a registration map. The Bill then before Parliament did make provision for registration by maps, but, in its passage through the House of Lords, that House in its wisdom—and far be it from him to let those present think he was of opinion that the House of Lords had not as much wisdom as the House of Commons—but the House of Lords in its wisdom struck out the provision for maps, and by doing so disappointed him very much at that time.

He was very glad to see that the system now brought before them by Mr. BRICKDALE embraced the use of a map. The impression which the Paper had made upon him, personally, was such that, being himself in a small way a landowner, he felt very much inclined to register some of his own land. If he had adopted this course 20 years ago, he would by this time have got a long way up the ladder towards an absolute title.

The Paper which Mr. BRICKDALE had read was a very good example of that practical class of contributions most interesting to Members of the Institution, and for which they felt always most deeply indebted to the gentlemen who took the pains to prepare them.

Mr. W. MATHEWS (Fellow), in seconding the vote of thanks, said the Members of the Institution were under the greatest indebtedness to Mr. BRICKDALE for the admirable Paper which he had read. So far as he himself was concerned, there were two points upon which he would

like to make some observations. In the first place, the Ordnance map, as was well known, did not show the actual boundaries of properties—a matter to which careful attention had to be given in all transfers of property, especially in the case of that situate in towns. There were, for example, a large number of party-walls separating different properties, none of which were or could be shown on the Ordnance maps, and on the transfer of such property the greatest care on the part of the surveyor was required in setting out both the party-walls and the numerous easements which affected them.

The second point on which he would like some information was as to the way of dealing with the vast number of transactions which a general adoption of the system of registration of titles would involve. In such a city as Birmingham, for instance, the number of transactions affecting a single piece of land was often very great. There would be the purchase of the freehold, the lease of the freehold, the cutting it up into blocks by streets; there might be six or seven sub-lessees and mortgagees, and in the various ways of dealing with property a number of other transactions. He almost questioned the capability of any one Court of Registration of dealing successfully with so large a number.

Mr. E. P. SQUAREY (Past President) most cordially thanked Mr. BRICKDALE for his luminous statement of the value of registration, and he could give no better proof of his recognition of the value of the Paper than by saying that it would lead him to have his own land registered. He saw, however, one obstacle in the way of the completion of that registration—the question of boundaries. There was an undefined boundary between himself and an adjoining land-owner involving an absurdly small area. They were on

too good terms to dispute so small a matter. But supposing that they were on terms of a very different character, or that it was a question of trustees holding one portion of the land and he holding the other, what would be the action of the Registry Office in respect of the question of the disputed boundary? His title-deeds disclosed the fact that this area belonged to him, while his neighbour's deeds demonstrated that it belonged to him. He would ask Mr. BRICKDALE to give the Institution some explanation of the action to be taken in such a case. Meanwhile he felt convinced that the limited audience then present very inadequately represented the interest and benefit which would accrue to the whole body of surveyors and to the landed interest of the country at large from the dissemination of the facts so clearly set forth in the Paper.

Mr. H. A. RIGG (Associate) joined in asserting that the Institution owed a debt of great gratitude to Mr. BRICKDALE for what he ventured to call his able, luminous, concise, and highly interesting Paper, and though the work of the Land Registry was not at present so well known as it deserved to be, there was little doubt that by means of a Paper such as this its advantages would become very much more widely recognised and its operations largely extended. The subject could not fail to be interesting to Members of the Institution, for the Land Registry dealt with matters which concerned the business of their everyday lives, and he did not think he was going too far in saying that they would welcome anything, however small, which would help to restore prosperity to the landed interest. It was, he ventured to think, to the prospect of there being a very large number of small holders of land in the country that they must look in the future, if land were once more to become a popular investment.

He, as a lawyer, could hardly help feeling, owing to the traditions which he had imbibed with his legal education, and the atmosphere which had surrounded his whole professional existence, that he was almost committing a sacrilege in suggesting the doing away with such a holy thing as a settled estate, or in advocating the adoption of a system which might in any way tend to injure the trade in sheepskins. He certainly spoke with some diffidence, and with a feeling that he was posing as a "converted" lawyer. As a matter of fact, he might well be called a convert, for he had at different times adopted both systems. He had not only had land conveyed to him in the usual way, but he had also had it registered. To explain his exact position it would be necessary for him to take the Meeting more or less into his confidence. Believing that some persons had made large fortunes in farming, he thought he might do something in the same way himself, so he bought a small farm about three years ago, and for it he gave £2,050. The farm was conveyed to him in the usual way, and there were no remarkable circumstances connected with the case. The solicitor whom he employed was a personal friend; there was no delay; the charges were on the proper scale; and, so far, he had nothing whatever to complain of. The title to the land began under the will of an old lady who died in 1840. The documents began with an abstract of title nine pages long. Then there were ever so many pages of requisitions on title. Then there were observations upon those. At length one appeared to have arrived at the real thing, and for that three sheepskins were used, but as one was taken up by a map, perhaps only two should be reckoned.

Now, if he bought a china vase at CHRISTIE'S or a horse at TATTERSALL'S, all he wanted was possession of that vase or that horse, and he did not care in the least to whom it

had formerly belonged. Similarly, he had not the slightest interest in the persons to whom this particular land had belonged ; but, for all that, the conveyance was good enough to inform him how an old lady made a will in 1840, and how she appointed a great number of executors, and to whom she devised her property. There was the whole history of this lady's family set out, and, as she seemed to have been a very nice old lady and possessed of very considerable property, he could only regret that he was not included in its members. Then it was set forth (by way of a joke as it were) how she made a codicil to her will, and how that codicil had nothing to do with the land. At last, in a very roundabout sort of way, it appeared that the land became his. However, as he had only done as everybody else did, he had nothing to complain of.

Shortly afterwards he saw in the newspapers the new orders and regulations made under the Act of 1875, and in conversation with a very well known member of his own profession he (Mr. RIGG) expressed an opinion that it was a great improvement on the old complicated system of conveyancing. His friend at once asked him why, if he were so fond of the idea of registration, he did not himself register, and, acting on the hint, he at once made up his mind to do so, even at the cost of having to face that most awful of all ordeals, a Government office. He went up to the office in Chancery Lane, and met Mr. BRICKDALE. Every assistance was given him, so much so that even supposing he had been the most ignorant person in the world there would have been no difficulty. Certain details were asked for and furnished, and in a few weeks he found that his land was on the register. He had now a perfect title which he could mortgage with the greatest ease, or sell to-morrow without the slightest trouble. In fact, anyone anxious to possess more land, and prepared to offer a good

price for it, had nothing to do but to walk up with him to the office to-morrow and take it over.

He had shown what he got from the lawyers ; he would now show what he got from the Registry Office. A single sheet of printed paper, properly filled in and with a coloured tracing attached, did all the work, and gave him as effective a title as had been conferred by the whole mass of documents with which he had previously been burdened, and it would not damage his title if he were to burn all those deeds to-morrow.

Then, as to the scale of charges. There was a scale of charges which solicitors were entitled to make, and he did not urge any complaint against this any more than he did with reference to the scale of fees which was to some extent recognised by barristers. According to the scale the solicitors' charges would be £26 ; but, owing to the old lady in question having appointed several old gentlemen as executors who, unfortunately, died before the dispositions of her will had been carried out, there was a lot of what the Lincoln's Inn gentlemen call the outstanding legal estate to be got in, and the result was that, although the charges were kept down in every possible way, the bill grew from £26 to £35. Besides this the vendor would (according to scale) pay £26, total £61 out of the value of the land. Now, as to the charges of the Land Registry. The total cost of registering the title in his case was £12, £1 16s. of which was caused by the necessity of further verifying portions of the aforesaid old lady's family history. The title being registered, he could now transfer the land at a cost of £7 in fees to purchaser, and (if they employed solicitors) £8 8s. each for vendor's and purchaser's solicitors' charges ; or £23 16s. in all out of the value of the land, against £61 under the present system.

Supposing he were not successful in farming, and he

wanted to mortgage his farm, he had no doubt that some one could be found willing to lend him £1,000 upon it. But under the old system it would take some time to get the mortgage completed—there would have been certain visits to Lincoln's Inn or elsewhere, and there would then be charges to pay of the mortgagor's solicitors and the mortgagee's solicitors which would amount to £30. But now, under the registration system, unless he were mistaken (and Mr. BRICKDALE would correct him if he were), should anyone be willing to lend £1,000 on that farm to-morrow, and would walk with him to Staple Inn, and he (Mr. RIGG) would say, "I want to mortgage my farm for £1,000—this is Mr. So-and-So, who will lend it to "me"; in two or three hours the whole thing could be completed. He could take his £1,000 away, and the mortgagee would have an entry made against the register which would be as saleable as any mortgage, while the cost was very small indeed (£3). The case was put very fairly by Mr. BRICKDALE when he said that this was what ordinary common sense had brought about in the City. If one wanted to sell Consols one instructed a broker to sell. The broker went with the seller to the bank and said, "This is "Mr. So-and-So," and the transfer was made at once. All that was required at the Land Registry was that the person mortgaging the land should be identified by some responsible person, and when the mortgage is paid off, the register is cleared.

It might be objected that an owner might want to settle his land. For his part, he thought settlements of land were the greatest mistakes in the world, and that the system had done very great harm in England. The unfortunate tenant-for-life was left without money to spend upon the land, with the consequence that anyone driving through the country could generally tell whenever he came to a settled estate,

except in the case of some of the very rich properties. But owners would not be any worse off under the registration system than they were now, because, practically, land could not be settled—under the Settled Land Act any tenant-for-life might sell. However much one might be desirous of tying up land, the tenant-in-tail or tenant-for-life could sell. He could not sell the mansion without the consent of the Court of Chancery; but it was a matter of common experience that this was very seldom refused unless there were special circumstances.

The system of registering land and keeping what lawyers call the equities off the title, did not injure the owner at all; for he could by his will leave his money to be invested in land, and if the trustees understood that the testator wished the money invested in that particular land they would leave it there.

There was, under the old system, too much of what a young friend of his, articulated to a conveyancer in Lincoln's Inn, characterised as "writing nonsense on long paper." "Bleak House," with its account of the famous suit of *Jarndyce v. Jarndyce*, had done a great deal more towards remedying some of the abuses of the Court of Chancery than a hundred speeches in Parliament, and he looked forward to the time when this Paper would be, through the "Transactions" of the Institution, circulated all over the country, and put into the hands of men who knew that the difficulty and tediousness of the transfer of land hindered its sale. For if an owner wanted to make a bargain with a man he must take him when he was in the mind. The perusal of the Paper by such persons could not, he ventured to say, fail to largely increase the adoption of the system, and to do away, to a very great extent, with what tended to prevent the free dealing with land in the country.

Mr. C. K. BEDELLS (Fellow) said that 25 years ago he had recommended the registration of an estate about to be laid out for building, and was then very much surprised to find the small amount of business carried on at the office, which, in fact, seemed to him to be almost defunct. There was considerable delay on account of the smallness of the staff, which was explained by the fact that the office was scarcely ever put into requisition. Registration had been regarded, he would not say with prejudice, but with disfavour by the legal profession, and there must, he thought, have been some discouragement from that direction. That one should be able to deal with land promptly, effectively, and economically, was most desirable, whether from the point of view of the solicitor, the surveyor, or the landowner, and he was very glad to find that the last speaker, with his intimate knowledge of the law, could recommend the present system, not only for its simplicity, but also for the promptness with which registration was effected, and for the economy that attended the transaction.

One of the speakers had asked what would be done in the case of a disputed boundary. In the case to which he had already referred as occurring 25 years ago, there was, if he recollected rightly, a disputed boundary, and notices were served on all the parties whose property abutted upon the land in question, by which they were requested to meet and settle the point. They met, and the matter was thoroughly discussed, and very speedily and amicably adjusted. He was glad this question of registration of title to land had been brought forward, and he believed it would be found greatly to the interest of every surveyor to facilitate, as far as possible, dealings with land, thus encouraging an increase in the number of transactions and a development of land-business generally.

Mr. H. NORTHCROFT (Fellow) wished to lay particular stress upon a point, referred to both by Mr. SQUAREY and by the last speaker, which he had no doubt Mr. BRICKDALE would deal with in his reply. It seemed to him an important matter that the registration should take into account the question of disputed boundaries, and that property should be registered so that the boundaries should be no longer doubtful. He was at one time on the point of becoming the freeholder of a certain small piece of land situate by the side of a main road. The owner told him that he had an indefeasible title—a title about which there could be no possible doubt; and he (Mr. NORTHCROFT) was about to examine into it, when he heard a rumour that the property was likely to be curtailed in consequence of the action of the highway board, who had decided that the road must be widened, and required a strip ten feet in width of the land all along in order to effect that purpose. If he had bought the land with its indefeasible title, and had then registered the property, would he have been safe from the depredations of the highway board?

Mr. ARTHUR HARSTON (Fellow) said he must confess that, up to the present time, not having had to deal with any questions of registered title, he had been in a state of almost entire ignorance on the subject, but had now gained a very considerable amount of enlightenment from the Paper. Very few titles had been registered, so that the matter did not necessarily come under one's notice; but, by a curious coincidence, the same post which brought him the notice of this Meeting also brought him a notice from Mr. BRICKDALE. Being himself a landowner, in a small way, in Kent, his neighbour had served him with a notice, through Mr. BRICKDALE's office, that he intended to register his title. He, like some of the previous speakers,

had not been free from difficulties as to the boundary between his neighbour's property and his own. Both had made up their minds not to quarrel over the boundary, but sometimes one dug a piece of ditch, or clipped a hedge, and so the boundary dispute was kept alive, and no inclination to meet and settle the matter was shown. But, in consequence of the Land Registry notice they were compelled to meet, and he believed they would be able to settle the boundary amicably; that each neighbour would get a clear delimitation of his property. If that proved to be the case he would feel very thankful that the boundary line of something like half a mile should be definitely settled, and clearly shown by trees, ditches, and hedges, so that there could be no possibility of dispute in the future.

He was speaking, only that morning, on the subject of registration, to the secretary of a land company, who seemed to know very little about the matter, although the company held estates valued, probably, at some three-quarters of a million. They had, he believed, two estates registered, but the secretary said the solicitor had some objection to registration. He asked what the nature of the objection was—whether, for instance, it interfered with the disposition of the land—and the only answer he could get was, that the solicitor advised the secretary to take the estates off the register. Perhaps Mr. BRICKDALE could say whether there was any actual objection, or any possibility of friction in after dealings, the cutting up into plots, and so on. Probably, as had been suggested, it was a question of fees on the part of the lawyers—although, if a conveyance under the new registration would be subject to the same scale of fees that was laid down for conveyances by solicitors, it appeared to him that if solicitors were to be engaged in future in conveyances under the Registration Act, instead of losing money by the practice they would very largely

benefit by doing a very small amount of work for a large amount of fee.

It was very well for Mr. RIGG to seek to further the cause of registration by exhibiting the very many parchments which his own land-purchase had necessitated. He (Mr. RIGG) was a lawyer, and, naturally, had not that veneration for parchments which existed in other people's minds. He had known ignorant people who placed a very real faith in the quantity of parchment. He knew a retired cab-driver, now a comparatively rich man, boasting that he had a whole "wanload of conveyances," and such a man would probably rather object to purchasing land unless he had something in the way of sheepskins for his money. But even that limited class of persons must sooner, or later, find the advantage of registration.

Another matter had not been touched upon by the writer of the Paper. Would registration in any way affect the question of equitable charges? In the case of a proposal to deposit deeds with a bank for a temporary loan, would registration form any objection on the part of the lenders, or would it facilitate an operation of that sort?

Mr. E. TIDMAN (Fellow) thought, in view of the failure of landowners in the past to avail themselves of the scheme of land registration—a failure which seemed to have resulted from insufficient information of the advantages of registration among those owning, dealing with, and managing land—it would be most desirable if the Council of the Institution could see their way to giving this Paper a still more extended circulation among land-agents and owners than it would have by publication in the usual way in the "Transactions."

Mr. BRICKDALE, in reply, said he was very much obliged

for the kind way in which the Meeting had passed the vote of thanks to him for his Paper. It was a very great pleasure to him to read it, and he hoped that the work of the Land Registry would be helped on by the publication which would be given to it.

The questions which had been asked by previous speakers were, as was natural in that place, principally in respect of boundaries. Under Lord WESTBURY'S Act of 1862 the boundaries registered were to be absolutely indefeasible and binding on all adjacent landowners up to the exact point indicated on the map. If the map showed the boundary line at the hedge, then it would be at the hedge; if the map had written upon it "three feet from the root of "the hedge," that would be its position. If it was stated to be the centre of the ditch, then the centre of the ditch was the boundary line, and so if the middle of the road was indicated, that indication fixed the line at the middle of the road, and so on. But, in order to bind adjoining owners all round, it was necessary, of course, to send them notice, and it was also necessary in all cases to perambulate the estate personally, and to serve notices when the perambulation would take place, in order that the adjoining owners might attend. All this led, first of all, to people raising a great number of questions which were not of any real practical or present moment; for it was one thing to allow a question to slumber, and it was an entirely different thing to allow it to be settled and recorded by the Land Registry for ever. The result was that many questions which would not have been raised, perhaps, for a century, were raised in order to meet these inquiries, and this, of course, led to a very great deal of cost. The perambulation itself had to be done by skilled persons. They had to be paid, and the expenses of adjoining owners to some extent were also defrayed by the applicant. In

fact, that regulation as to boundaries was quoted to the Royal Commission which sat upon the question (appointed 1868, Report 1870), as one of the principal reasons why the Act had not been successful, and, consequently, in the Act of 1875, which was passed by Lord CAIRNS (the Bill was brought forward two or three times, and at length passed in 1875), the opposite pole was reached—that is to say, a section was included in the Act saying that registered land should be described with such accuracy as the registrar should deem advisable, but that the registration should not be conclusive as to the boundaries of the land. That was, perhaps, going rather unnecessarily far the other way.

If any dispute existed, and the parties were fairly friendly, the registration of title was often a very good occasion for settling once for all the doubtful points; but where there were points which neither party could give way upon, and particularly points which did not arise in practice (very often about a small matter which was not of much use to anyone at present, but only with a view to possible future development of the property), then one could take refuge in that section of the Act which said that the boundaries were not to be conclusive. It was true that there was no decision at present as to what was a boundary within the meaning of the section, but in the great majority of cases, where any doubt appeared to arise, it was clear one way or the other whether it was a boundary question or more substantial difference. Speaking roughly, the matter was generally one of some three or four feet all round the edge of the estate.

The Ordnance map, like every map, showed physical features only; and he did not know of any other way of making a map but by showing the physical features. One could, however, write upon a map anything one liked with regard to the physical features shown. If the map showed

a fence, one could write upon the map, "The boundary is " three feet from the fence," but no general map could ever indicate the boundaries of properties without some writing.

Last summer a question arose where a railway had taken a piece of a landowner's estate, and he was under the impression that the fences as actually existing were the boundary. But railway companies, as was probably well known to those present, very often erected their fences within their boundaries. The Registry sent notices to the railway company, and the result was that the landowner's bailiff walked round the boundaries with the company's surveyor, and the true boundary was marked upon the map, to the very great advantage of both parties.

In the case which Mr. HARSTON mentioned he (Mr. BRICKDALE) had every reason to hope that the point would also be settled in an amicable way and, possibly, to the advantage of both parties. That was a case where there appeared to be an undefined boundary; the Ordnance map only showed a large wood with several pathways running through it, and the older title deeds mentioned only so many acres in such-and-such a wood. The Registry thought this description not enough to register any sort of boundary, and so gave notice to the adjoining owners, and then a question arose on a matter of three feet one side of a bank or the other. It appeared that the applicant had not sent in his statement absolutely correctly; but he believed that the matter was in course of adjustment. His experience in the Land Registry was but a short one of between two and three years, but during that period there had not been any case where a dispute as to boundaries had materially affected the registration.

Then, a doubt had been expressed whether the staff of any office would be sufficient to meet the immense quantity of work which ultimately must flow in, if all land was to be

registered. He thought that was a question which might be left for the future to decide. It had occurred to his own mind, but he regretted to say that, practically, at present the difficulty was the other way—they had not nearly work enough; but he thought that, just as with the General Post Office or the telegraph service, or with a railway or a steamship company, it was almost impossible to imagine, before it was done, any one office doing all the work. But as the system grew gradually and naturally, there would be time for the office to adapt itself to the requirements of the situation. A discussion had been going on for a long time as to whether it would be most satisfactory to have one metropolitan office or to have a number of local district offices. In a country like England he inclined to the opinion that a metropolitan office could do all the work that local offices could do. There were such capital postal facilities, and such easy communication, and such a quantity of business was always done in London, that he believed a metropolitan registry, with, perhaps, local branches to distribute information and prepare papers, would be the most satisfactory way of accomplishing the work.

Then, as to identity, Mr. Rigg spoke of proving the identity of any person executing a conveyance. That was a point which was sometimes supposed to create a difficulty in dealing with registered land. "How am I going to get anybody to identify me? How am I to find a solicitor near the Registry who knows me?" and so on. The usual practice was this. There was a form of verification, which was endorsed upon all the instruments issued, which said, "I am personally acquainted with the above-named so-and-so; and I certify that he now resides (or formerly resided) at the registered address and that he is to the best of my belief the same person as JOHN BROWN," or whatever the name was, "who is named in the Registry of the title

“above referred to, and that I saw him this day sign the “above document.” That verification must be signed by a justice of the peace, a practising solicitor, a commissioner for oaths, a banker, a notary, or other public or responsible person. Then it was sent in to the office, and, in the ordinary course, they waited two days and sent a notice, just as the Bank of England did to the owner of registered stock, informing the registered owner that an application to transfer had been brought in, and if it is all right he need take no trouble. But, where expedition was of importance, if the person was not personally known to the registrar or anybody at the office, he must get somebody who was personally known to come with him and identify him.

The fee for a thousand-pound mortgage, they would find in the appendix to his Paper, was about £3.

A case had been mentioned in which some delay had occurred, but, as it was 25 years ago, he could only say that he was not personally concerned with it, and also that it must have been under the 1862 Act, which was not the Act the present system was working under. The office was now able to despatch cases as they came in, and there were adequate arrangements, when there was any press of work, for getting it done by Counsel and Solicitors.

No registration of boundaries, in such a case as that mentioned by Mr. NORTHCROFT, would interfere with the statutory powers of a highway board to take any strip of land to make a road. All that registration could do was to declare once for all that a certain person was the owner of the land; but a highway board had power to turn out an owner, be he owner ever so much. So that, in that respect, the boundaries would not be indefeasible, and never could be. In the same way, of course, a railway, under its Act, could turn an owner out.

A speaker had asked whether there was any difficulty in

conducting sales and mortgages of registered land. He must say he did not know of any.

Then, as to the scale of fees, it was suggested that the same scale of fees would apply for professional assistance in the case of registered land as in the case of unregistered. That was not the case. The scale had always expressly excepted dealings with registered land, and for these there was an authorised scale which, though very much lower, still afforded very good remuneration for the amount of work required to be done, so that solicitors who were accustomed to work with the office, were very much in favour of the system being extended, owing to the quantity of transactions they could dispose of in a short time.

It was quite true there was a superstition about parchments which it was hard to get over. He remembered a man who was going to lend £10,000 upon a mortgage on registered estates. He asked, "Now, what shall I have?" and was shown a certificate of charge, consisting of a single sheet of paper and a map, and was horrified at having *so little for his money*. He would have liked a bundle of deeds two feet high to carry away with him.

With respect to the deposit of deeds with a banker, this was one of the very points in which the superiority of registration came out most markedly. In the ordinary case of an equitable deposit of deeds, the borrower took to the banker a bundle of things which he could not read, and which, even if he had his solicitor by him, the solicitor had not time to read thoroughly. He could only glance through them and say whether they seemed all right, and that there was no gross attempt at fraud being perpetrated. The title could not really be examined in the case of these hurried loans.

The owner of a registered estate, on the other hand, merely took his land certificate, which stated the ownership quite

clearly, and there was a section in the Act which rendered the deposit of a land certificate of the same force and validity, for the purpose of an equitable security, as the deposit of title deeds used to be to a banker in the old way.

He had now, he thought, answered all the questions which had been asked ; but he would always be exceedingly happy to give further information on the subject.

In conclusion, he heartily thanked the Meeting for their reception of his Paper, and for their kind attention to it.

THE PRESIDENT said the Institution was fortunate in having a Paper on this interesting subject prepared and read by an acting barrister of the Land Registry Office, and he thought the consensus of opinion of all who had spoken in favour of Land Registry was so self-evident of the desirability of registration as to induce Members to advise their clients to take measures as soon as possible for the registration of their titles.

He had frequently to sell large estates in lots which had been so registered, and in those instances a sale was more easily effected, particularly if the lots were small, which would not have been so well sold otherwise.

If the title to an estate had withstood the scrutiny of the Land Registry Office, and had been passed by them as good and sound (so far as the title was concerned) it then became as easily convertible as a bank-note.

A property with a registered indefeasible title appeared to him very much like a ship overhauled by Lloyd's, registered "A 1," as then, all doubts (if any) were at once set at rest.

The vote of thanks having been put, was carried by acclamation, and the Meeting then adjourned.

APPENDIX A.

EXPENSES OF FIRST REGISTRATION OF LAND.

The following table is an extract from a Parliamentary Return (H.C. 199, Session 1890), with continuation down to 1st February, 1891, showing the *total costs, charges, and expenses of every kind* incurred in the first registration of a number of estates during the last two years. All the cases where such total costs have been mentioned or ascertainable are given. Cases where the official fees only are known are not given.

POSSESSORY TITLES.			ABSOLUTE TITLES.		
	Value.	Costs. ...		Value.	Costs.
	£	£ s. d.		£	£ s. d.
1	4,000	6 4 0	1	300	10 13 11†§
2	30,000	14 1 6*	2	3,000	12 0 0
3	2,000	5 6 0	3	3,000	14 18 6
4	27,000	12 9 0	4	3,000	13 6 0
5	40,000	16 13 6	5	5,000	27 10 3
6	50	0 12 6	6	1,375	18 10 0†
7	7,000	9 9 6*	7	6,000	17 15 11
8	15,000	9 18 0*	8	700	5 13 4†
9	600	1 12 5†	9	5,000	14 5 7
10	1,000	2 15 6†	10	40,000	52 19 3
11	3,390	5 3 6*	11	600	14 10 0†
12	2,000	2 19 0	12	42,000	52 18 1
			13	14,000	23 5 0
			14	3,000	12 5 9
			15	200,000	193 17 1†

* Applicant furnished map.

† Special survey of the property included.

‡ Includes the expenses (except duty) of completion of a purchase.

§ Includes the expenses of enfranchising a copyhold estate.

|| Exceptional costs owing to error on recent purchase.

APPENDIX B.

EXPENSES OF DEALING WITH LAND AFTER REGISTRATION.

The following are specimens (selected at various values) of the fees payable under the Act for Registration of Sales and Mortgages of Registered Land (for further details see Fee Orders of 16th January, 1889):—

Value.					Fee.			
£					£	s.	d.	
50	...	...	...	...	0	5	0	
100	...	...	...	...	0	10	0	
300	...	...	...	...	1	0	0	
500	...	...	...	...	1	10	0	
1,000	...	...	...	...	3	0	0	
5,000	...	...	...	...	9	0	0	
10,000	...	...	...	...	14	0	0	
50,000	...	...	...	...	34	0	0	
100,000 (or over)	...	...	...	...	59	0	0	

For registration of transmissions on deaths and other dealings not for value, quarter fees only are charged, with a minimum fee of 5s. and a maximum fee of £10.

APPENDIX C.

FORM of INSTRUMENT of TRANSFER of the WHOLE of the LAND comprised in a Title. (Other Forms are supplied for Transfers of Parts, for annexing Conditions, &c., &c. The Form, as issued, has detailed instructions annexed as to filling up and registration.)

No. of Title _____

_____ of _____ 18____. In consideration of £ _____

I _____

of _____

hereby transfer to _____

of _____

all the lands comprised in the title above referred to.

Signature of Transferor _____

Verification of signature (by a Justice of the Peace, Commissioner for Oaths, Practising Solicitor, Banker, Notary, &c., personally acquainted with the Transferor).

APPENDIX D.

FORM of INSTRUMENT of CHARGE affecting the WHOLE OF THE LAND comprised in a Title. (Other Forms are supplied for Charges affecting Parts only; and the Rules and Orders also contain Forms of special stipulations as to Mortgagee's powers, interest, continuance of the loan, payment by instalments, &c., &c., for insertion in charges, and special regulations adapted to charges in favour of Land or Building Societies. Detailed instructions are issued annexed to the Form.)

No. of Title charged _____

_____ of _____ 18 _____. In consideration of £ _____

I _____

of _____

hereby charge all the lands comprised in the title above referred to with the payment to _____

of _____

on _____ of _____ 18 ____ of the principal sum of

£ _____ with interest at _____ per cent. per annum, payable

[half-yearly], on the _____ of _____ and the _____ of

_____, and with a power of sale exerciseable after the

_____ of _____ 18 _____

Signature of Proprietor of Land _____

Verification of signature (as in last Form).

APPENDIX E.

FORM OF LAND CERTIFICATE.

Freehold Land
Absolute Title

No. of Title, 5,854. .
Vol. 15, pp. 134, 135.

Sixth of April, 1891. THIS IS TO CERTIFY that John Brown, of 10, Essex Street, Strand, London, Gentleman, is the registered proprietor of the land in the Parish of Fulham, in the County of Middlesex, edged with red on the filed map No. 5,854 (a copy of which map is attached hereto*), subject as follows:—

No building erected on the part coloured pink on the said map is to be used otherwise than as a private dwelling-house.

Land-tax has been redeemed.



* A tracing of the filed map is attached to the Certificate. If the estate were very large, a reduced copy (from the Ordnance map on a smaller scale would be used.



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"PARK HAI

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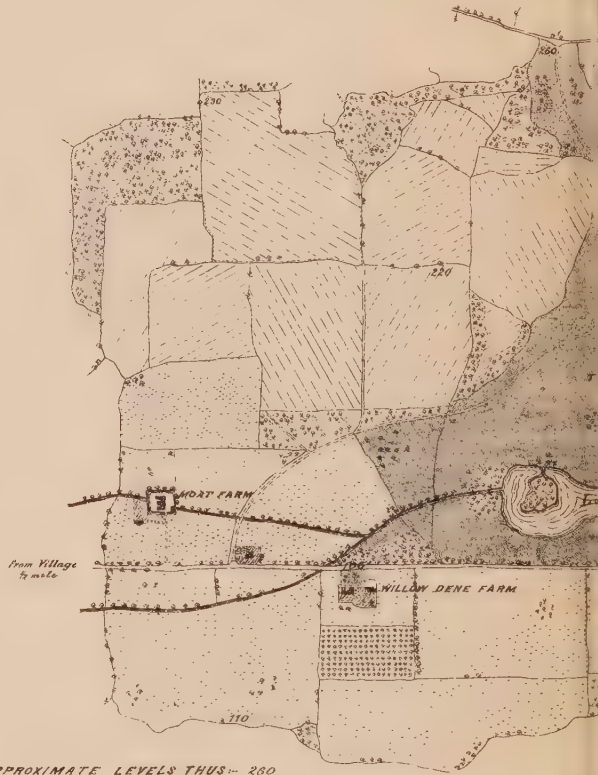
MANSION, GROUNDS & PARK.

WOODLAND.

HOME FARM. Homestead, Meadow & Arable.

MOAT FARM. D^o

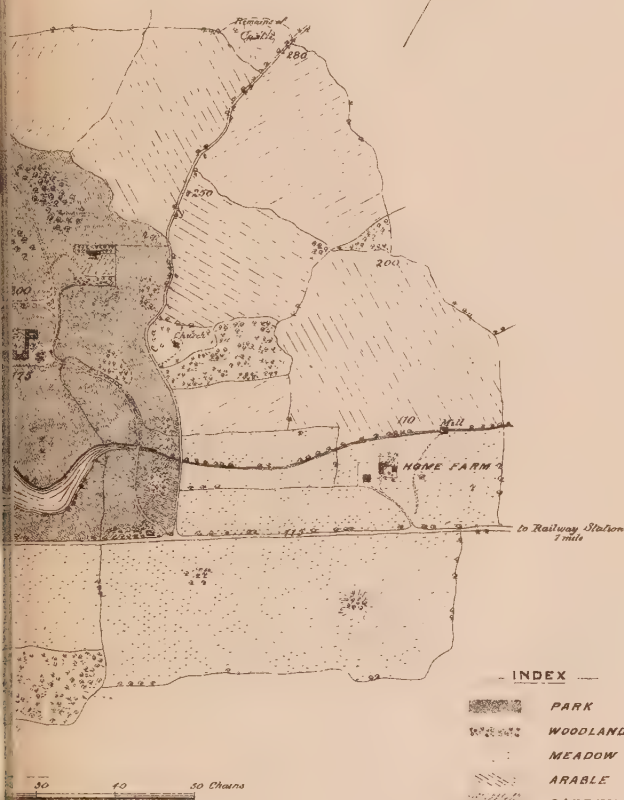
WILLOW DENE FARM. Homestead, &c.



Paper on Estate Fencing.

ESTATE

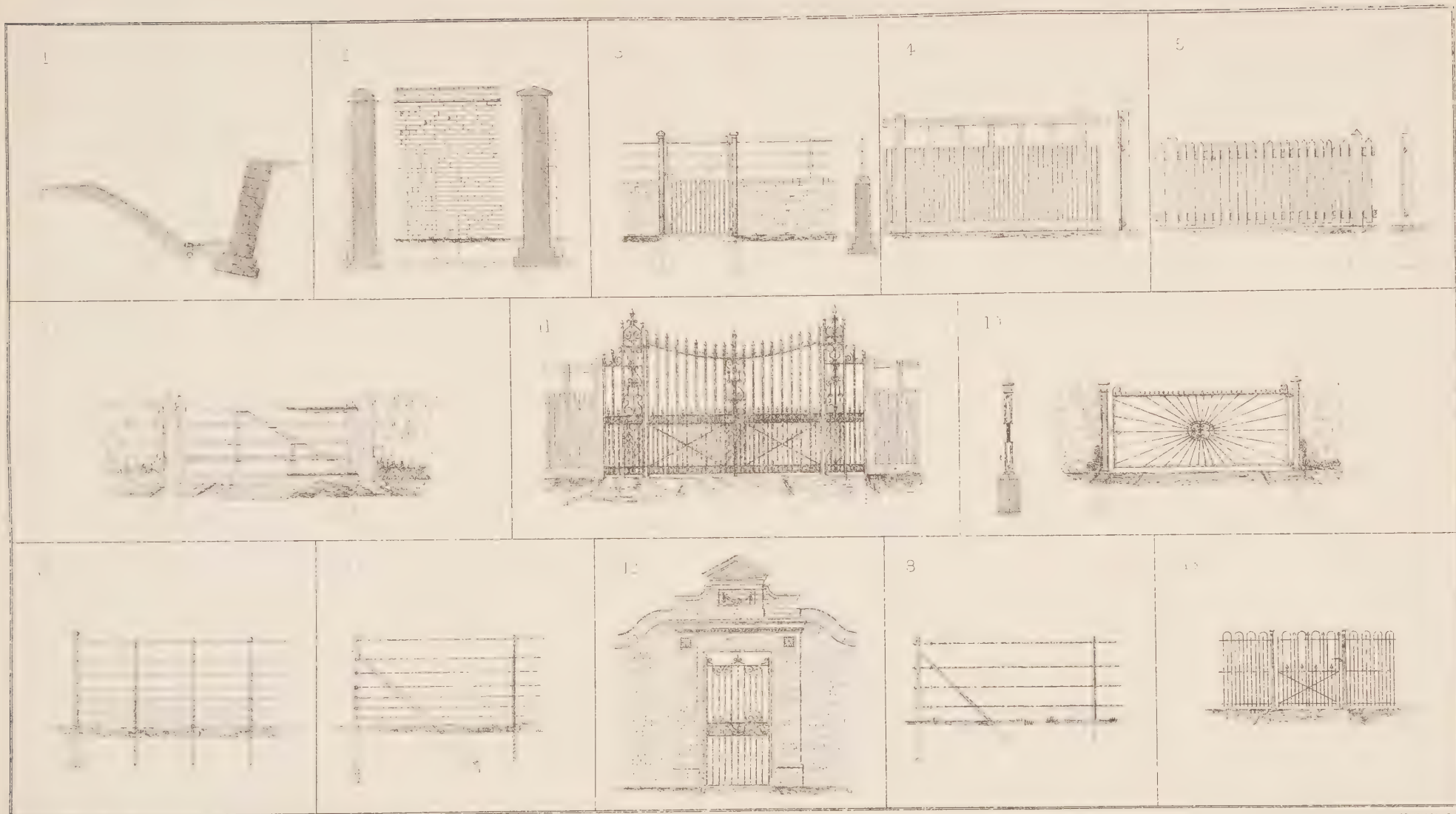
	A.	R.	P.
HAND	180	0	0
02	70	0	0
	250	0	0
	250	0	0
	250	0	0
TOTAL	1000	0	0



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	PARK
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	MEADOW
	ARABLE
	GARDEN

To illustrate Mr Arthur Vernon's Paper on Estate Fencing.



C. F. KELL, PHOTO LITHO. 8, FURNIVAL ST. HOLBORN E.C.

ESTATE FENCING.

BY ARTHUR VERNON (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, April 20th, 1891.*

ROBERT COLLIER DRIVER (PRESIDENT) IN THE CHAIR.

Introductory.—Estate fencing may not be a very attractive or controversial subject for The Surveyors' Institution, but its eminent every-day importance must be a sufficient apology for this Paper.

Fencing as a boundary for owners and occupiers is coincident in its origin and development with the commencement and progress of civilisation and farming science.

The word "fence" seems to be derived from the Latin "defensio"; and from the dictionary definitions a fence may mean a wall, hedge, ditch, bank, mound of earth or stone, line of posts and rails, railing, palisading, boarding, iron wires or bars, and indeed any sort of obstruction inclosing or dividing land.

The object of fences may be said to be chiefly three-fold: (1) To identify ownership; (2) To restrain cattle and trespassers; and (3) For the convenience of occupation and farming.

The restraint of land-marks has always been abhorrent to uncivilised and nomadic tribes. At the present time the extent and condition of a country's fencing will be found to indicate generally, and with no small degree of accuracy, the productive value of the soil, the interest attached to

agricultural pursuits, and the general state and character of its landed interests.

In many continental states fences of any kind are rare or take the primitive form of ditches or stone land-marks, and the rude cockatoo and zigzag fences of Australia or America, or the prickly-pear hedges of southern Europe, only indicate the desire of these countries for well-defined internal boundaries.

Hedges were in use among the Romans of antiquity for the inclosure of vineyards and gardens, and this use has been largely continued by the modern Italians. They were not common in England until the end of the 17th century, though probably established here by the Romans. They are said to have been introduced into Scotland and Ireland by the officers of CROMWELL'S armies.

During the last two centuries, with the increasing value of land, fences have multiplied in this country until at the present day there is no part of the world where the establishment and maintenance of fences have attained such an extent and importance.

On two previous occasions the subject has been reviewed before this Institution. On the 24th of January, 1876, Mr. CHARLES GREY GREY read a short Paper on the "Fences used in Agriculture," relating chiefly to live hedges; and Mr. S. B. SAUNDERS, on the 6th of February, 1888, read a Paper on "Railway Fences and Boundaries," both Papers eliciting useful discussions.

It is calculated that not less than $1\frac{1}{4}$ million acres are occupied by fences in England, and if the land injured and over-run by roots be included, the total extent would be about 3 million acres. The cost of this in value of fences, maintenance, and loss of ground must be enormous.

The fencing required to be established and maintained on a residential estate is of a varied character, and upon its

skilful selection and judicious management depend large interests and many considerations of convenience.

To render the subject as practical as possible, a plan has been prepared (Plate 1) showing an imaginary estate of a small but typical character, say of 1,000 acres, divided into four occupations, which we will call the mansion, park, woods, &c., in hand, 250 acres; the "Home Farm," on a steep slope, arable and light land, 250 acres; the "Moat Farm," stiff land, 250 acres, also on the side of a hill; and the "Willow Dene Farm," nearly flat rich loam dairy and feeding pasture of 250 acres.

Estate Fencing generally.—It is proposed to consider the choice and character of the fencing which will be most suitable, the comparative and total cost of its establishment and maintenance, with an estimate of the probable durability and the relative economy of each kind.

It will be observed from the plan that the estate has a S.E. aspect; that the residence occupies a sheltered position in the hollow of rising grounds, and overlooks the nearly flat meadow lands which lie beyond the falling slopes of the park.

Beginning with the hall, protection from cattle, without obstruction of view, is needed in front.

Fencing near Hall.—Nothing is more appropriate here than a haw-haw, or old-fashioned sunk fence. The name may mean only a double hedge, or, as asserted by some writers, may arise from the exclamation of astonishment, "ha ha!" said to have been provoked from GEORGE IV., when, as Regent, he found himself unexpectedly confronted, while hunting, with a similar fence. It is of many varieties, but, perhaps, the best is formed by a ditch and stone or brick wall, as figured "1" on Plate 2. This has a satisfactory effect in every position, which can hardly be said for the wide, deep ditch, with a dead fence or live

hedge in the centre. The ditch must be occasionally cleared out, and the intersection with a gate should be masked by some shrubs or by trees.

The kitchen garden, courts, pleasaunce, and other inclosures will demand walls for inclosure and protection. This subject is in itself a large one, and only a passing comment is now possible. The walls should have good foundations, ample buttresses or cross ties, be of the hardest and best materials (being exposed on all sides to the weather), raked where possible with the finished soil level, and be always protected by an overhanging coping, or by protecting courses of tiles, slates, or other material; flint and rough stones look well, but for durability and horticultural value nothing surpasses a really good brick wall. An elevation and section of the 8 ft. wall, suggested for the kitchen garden purpose, is shown as figure 2. The height would be better up to 10 or 12 feet.

Roadside Fencing.—For the roadside fences opposite the farmhouses, and positions where it is desired not to obstruct the view, dwarf walls with light fences above are desirable. These may be of brick or stone with wood over, of open palisades, or of walling with iron or wire dwarf fences, or of iron alone.

If we choose a dwarf wall, say, 3 feet high with 2 ft. iron fencing above, it is necessary to consider carefully how to fix the two together. Wooden posts let into the ground with the brickwork built between are objectionable. They decay, they weaken the wall, and they look incongruous. But if stone bases are built into the coping and sustain the standards, both strength and effect are good. Or cast-iron coping can be used, and the iron uprights well secured to this: but unless strong and well secured to the wall (which means expense) this is not recommended. Cast-iron is liable to fracture, also, and is difficult to repair or to renew. We

suggest, on the whole, 2 ft. wrought-iron round or flat continuous fencing, with three rails secured to T iron, angle iron, or stout round standards, and stone coping (as shown on Fig 3).

Park Fencing.—For park fencing it has long been the habit to associate either walls or oak palings. The latter is about one-half the cost of the former, and perhaps more readily harmonises with sylvan surroundings.

Three kinds may be employed on our typical estate:—A 6 feet brick wall and a 6 feet close oak palisade fence along the high road—the arris rails cut 4 inches by 3 inches pales of split wood 3 inches by $\frac{3}{8}$ inch, and posts 9 feet apart, 6 inches by 6 inches—also with gravel plank 7 inches by $1\frac{1}{4}$ inches, all secured by stout nails of malleable iron (Fig. 4).

Another fence of similar size to be put on the park side of Castle Lane, as far as the park extends, on a 2 feet bank and with 4 feet fence above, the roadway being sunk somewhat below the adjoining lands.

Round the lodge gardens we may put open pale fencing 4 feet 6 inches high of split oak (Fig. 5), and similar fencing round the gardens of the farmhouses.

A useful iron park fence has also been recently introduced, consisting of upright corrugated pales about 3 inches wide and 3 inches apart, fixed to two wrought angle rails and cast or wrought iron posts. This fencing needs painting, and its cost is about 6s. per yard.

Stone fences where stones are plentiful and close at hand make cheap and excellent fences, especially if they can be bonded by one or two courses in mortar. They always give a cold and rather cheerless effect to a district, and it is assumed for the purpose of this Paper that such walls are not available.

Internal Fences.—The internal divisions may comprise three kinds of iron fences in order of merit.

(a) Stout continuous 7-rail iron fencing between the park and the adjoining farm lands (Fig. 6) 4 feet to 4 feet 6 inches high. This forms a handsome and sufficient boundary, and can be adapted to all necessary curves.

(b) Strained wire fencing (Fig. 7) is valuable for the straight internal divisions where it is necessary to have a fence but desirable to render it as unobtrusive as possible. There are many varieties at choice. It is objectionable from a picturesque point of view to see wooden posts and wire fencing; or to see a wooden gate and wooden posts in a light wire fence. The materials do not harmonise, and they do not wear well together. Let us choose a 7-wire fence with **V** or **T** angle uprights and straining pillars not more than 200 yards apart. Iron plate or anchor bases are better than stone or double-pronged ones. The standards should be 8 feet apart, the wires No. 6 gauge, with top wire No. 4, and solid or stranded; the latter weighs less and is much stronger than solid wire of the same gauge, but if of inferior material is liable to become ragged if any of the strands break.

(c) For the internal divisions of the grass lands on the farms the cheap form of four barbed wires (Fig. 8) is often used. Except on the score of cheapness, this American invention has little to recommend it; it is the worst and most dangerous of all kinds of metal fences for hunting districts, is an unpleasant and threatening object in itself, and is liable to cause injury and annoyance to man and beast. By a recent legal decision its use by the side of a public footpath or highway appears to render its owner liable for inadvertent damage caused to passers-by. A plain metal rail on the top lessens its risks, but this also renders its use of less value in restraining cattle. It is said that enormous quantities are being used in England as well as in America and the Colonies, but we do not think its use likely to become popular or appropriate on residential estates.

An excellent 7 line 3 ply steel fence is just now being erected for the Metropolitan Railway between Amersham and Aylesbury. It consists of standards ($2\frac{1}{2}$ in. by $2\frac{1}{2}$ in. by $\frac{1}{4}$ in.) 12 feet apart, and two "droppers" (about $1\frac{1}{2}$ in. by $1\frac{1}{2}$ in. by $\frac{3}{16}$ in.) between, taking the four lower wires. All the wires are secured, not in the common way, by running through the web, but by staples through holes in the standards and droppers, turned up behind to prevent drawing. Including straining pillars and fixing this strong stout fence is said to be costing only 2s. per yard.

The remaining fences of the estate are assumed to consist of live hedges:—

(a) Whitethorn (*Crataegus Oxyacantha*).

(β) Holly (*Ilex aquifolium*).

(γ) Hornbeam (*Carpinus betulus*).

It may be remembered with advantage that while all brick, wood, or metal fences begin to perish from the moment of their erection, a well-planted and properly-managed live fence continues to improve and to maintain itself for an almost indefinite period.

The thorn hedge, for general purposes, is the most valuable fence known. Detailed and bulky treatises have been published on the best system of its planting, pruning, and weeding, its splashing or making, its shape, repair, and renovation, and every and all considerations touching its establishment and maintenance. The authorities by no means agree in all material points; but some of the differences are probably occasioned by the varying requirements of different localities.

For planting, a careful and evenly prepared bed must be made. On light land, free from water, this may be level with the surface of the ground. A bank of even 9 inches is better, however. The future hedge well repays generous treatment in infancy. The soil should be of good quality

for at least 12 inches wide and 9 inches deep, artificially prepared and mixed, if the land adjoining be very poor and thin. On stiff or wet lands the usual ditch is essential, and the thorns may be planted either under shelter of part of the bank, or on the ridge, as the locality may require.

The thorns to be planted should be procured from a nursery where the soil is not too rich. They must have been twice transplanted and possess abundance of fibrous roots. The tops being pruned down to about 4 inches of stem, they may be planted in one or two rows.

The plants must be most carefully and evenly put into the prepared bed and trodden in, no holes being left in which water may collect to rot the plants. Thorns, especially when young, must be dry. They love a rich and rather stiff soil, but stagnant water or want of drainage is fatal in any soil to a thorn hedge.

The plants may be put from 6 inches apart in light, poor soils, to 12 inches apart in rich, deep ones; and two rows 6 inches apart, with plants alternately 6 inches apart, are only usual on light, thin soils.

The best times for planting are just before or just after the winter, viz., November, and February or March.

A newly-planted hedge must have protection against cattle. A 4-post rough fence of thinnings from larch plantations, a 3-rail split oak or beech fence, or any rough fence that will naturally last about 14 years, should serve to guard the new hedge until it can protect itself, and the fence can be then broken up and removed.

The management of thorn fences has occasioned considerable controversy. Some recommend cutting young hedges the second year back to 9 inches in height, trimming in the sides closely, and keeping the hedge ever after closely pruned and trimmed, so that it may become a mass of small

branches, but take, perhaps, 15 to 20 years to become a stiff fence 3 feet in height.

Others recommend great freedom and indulgence for the plants. They would allow four or five years undisturbed growth for the young thorns after the formation of the hedge; that only the spreading branches should then be removed, and that great caution should be exercised in trimming until the plants have vigorous growths.

In some parts of the country, especially on light lands, it is not found that thorn fences will resist cattle until they have been laid or splashed. When the stems are strong, well grown, and not less than 15 years old, they are cut down half through and bent into the form of a rail, all side shrubs being cut closely back. This, properly managed, makes a strong hedge, but often checks the further growth of the fence to a remarkable extent. This splashing process is repeated in some localities every 7 to 12 years, and is required of the farmers under their agreements, instead of the cheaper but less effective chopping off the hedges to some customary height of 2 to 4 feet.

It is probably better to cut a young hedge down to the desired height, and to rib or strip the side branches on one side only the first year, repeating the operation on the other side the following or two seasons later.

It is usually considered that white thorn forms the best material for live fences, and that crab or black thorn makes the best bushes for stopping gaps or constructing dead fences.

Much interest was excited, when the Paper on agricultural fences, already referred to, was read in 1876, by the two stems produced by Mr. JOHN CLUTTON, showing the very marked effect of constant trimming; one stem measured $4\frac{1}{2}$ inches in diameter, and the other 1 inch. Both had been planted the same day, but the smaller had been trimmed regularly, while the other had been untouched.

This effect of pruning is shown to an extraordinary extent in the recently exhibited Japanese forest trees, which, although 100 years old, in some cases, from attention and regular pruning, had been dwarfed to a height of one or two feet only, yet possessing in shape, formation of branches, and other characteristics a ludicrous miniature of their stately fellows in kind and age, where untouched by the pruning knife.

A few rules in brief will probably apply to thorn hedges in all districts.

Hedges, to thrive, must be kept weeded.

Weeding should be systematically done in early summer.

Deciduous fences should never be trimmed until June, and they may be cut again about Michaelmas.

All trimming should be done by a sharp tool or switching bill swung upwards.

The best and most permanent shape of a hedge is one in which no part of the upper surface projects over the lower. Thus the hog-mane, pyramid, or wedge-shaped hedge resists snow, secures more sunshine and air, and is better adapted to retain its branches and fulness at the bottom than the upright overhanging or square-side descriptions.

The repair of bad hedges is always difficult and frequently tedious. Nothing but entirely fresh soil will serve for planting quicks in gaps, and these, again, must be protected by fences against cattle.

Where a fence from neglect has become thin with too much big wood and is full of gaps, "laying and making" is generally the best remedy.

Ribbing or stripping a large hedge of its side branches, to obtain new wood and reducing the height to an uniform level, is often a success, but this can only be done in winter, and where the situation is not too exposed or cold.

Clipping with shears is objectionable as bruising and wounding the thorns, and cutting downwards with any tool always splits the wood and causes decay.

With regard to the proper height for fencing, the following is suggested :—

Kitchen garden walls, 8 feet to 12 feet, or even 15 feet.

Ordinary garden walling, 7 feet.

Deer fencing, 6 feet 6 inches.

Against heavy cattle, 4 feet 6 inches.

Light fencing, 3 feet 6 inches to 4 feet.

Hedges, including banks, 5 feet and upwards.

I have been told by an eminent landscape gardener that, if a light trench 3 inches by 3 inches be cut or turned up by a specially arranged plough 2 feet off a light fence, it will effectually keep cattle from rubbing or pressing against the fence and so injuring it.

The gates of an estate have to sustain the largest amount of wear and tear and rough usage. Their situation should be carefully chosen, and an excess in number is to be avoided. For agricultural purposes a clear width of at least 10 feet is necessary, and a 10 feet 6 inches gate is sometimes preferred. A well-proportioned gate involves the application of many scientific principles. If formed in wood, perhaps the one shown as Fig. 9 may be considered satisfactory. It costs in oak from 12s. to 16s., the oak posts 8 inches by 8 inches and 7 inches by 7 inches cost about 18s., the ironwork 4s. to 6s., the fixing posts and hanging, 5s., or in all 39s. to 45s. per complete set. Cheap fir gates can be obtained of various makers from 7s. to 10s. each, with an addition of about 2s. each if planed for painting.

There are innumerable varieties of fastenings suitable for different purposes, but if the gate, when at rest, is held up by the old-fashion staple or some sustaining catch, it will last much longer than where continually dragging.

Iron gates are now manufactured of excellent construction, good appearance, and moderate cost. There seems to be no reason why very light steel gates, somewhat on the bicycle wheel system, should not be introduced, as suggested in Fig. 10.

The iron gates (Fig. 11) are supposed to be used for the entrance to the park from the road, and the wrought-iron gates (Fig. 12) form the entrance to the pleasure grounds from the park; and the iron hand gates (Fig. 13) in the wood and garden walks.

In the selection of iron fencing it may be remembered, with advantage, that there are several kinds of metal of varying value and durability.

“Rolled fencing” is the commonest and cheapest; wire of this kind cannot be made thinner than No. 8. It is made by passing a red-hot bar of iron through a series of grooved rolls until it is reduced to the desired size.

“Drawn fencing wire” is prepared in the same way, but of better material. It is usually annealed, which renders it stronger, more pliable, and more easily fixed.

“Bright drawn fencing wire” is a still better description.

“Steel fencing wire” is of modern invention. It can be drawn or rolled down to No. 12 size. A smaller size than No. 8 is seldom used unless for colonial purposes, when No. 10 is a favourite gauge. A steel wire is as strong as an iron wire two gauges thicker. An oval section is sometimes used, as being more readily seen.

All good wire should knot when cold.

Any of these wires can be galvanised or coated with zinc to prevent rust.

Galvanised wire netting of strong 3-inch or 4-inch mesh and 4 feet high, or less, is much used for fencing in Australia and New Zealand, as it excludes dogs and small animals.

This costs about $3\frac{1}{2}d.$ per yard for 3-inch, and $3d.$ per yard for 4-inch, besides the cost of posts. A superior kind is made by a Manchester patent called "Prickly selvage wire netting," having spikes of wire woven into the selvage.

As a protection against rabbits, wire netting must have a $1\frac{1}{2}$ -inch mesh, and to be effectual should be 42 inches wide, 3 feet will be above ground, 3 inches will be let into the ground, and 3 inches turned at right angles against the rabbits. It has been found, in Australia, that no other system will prevent rabbits burrowing under wire netting, as rabbits never go back to burrow, and when they find the horizontal wire 3 inches under the soil they "give it up." If the mesh be larger than $1\frac{1}{2}$ inch, the young rabbits get through and fatten on the wrong side of the fence.

Much difference of opinion still exists as to the desirability of internal fences on arable farms. Some assert that they cause great waste in tillage, and a loss of food-producing land for all England exceeding one million acres. That they harbour vermin and weeds, and involve much needless expense and inconvenience. While those who favour them say that they afford valuable protection, and in many cases give warmth and shelter to cattle and crops—that the hedgrows are essential for bird-life and sporting purposes, and invaluable as picturesque features of the landscape. Also that on moderate-sized inclosures they save labour and trouble in stocking with cattle, and that they facilitate subdivision where required for letting purposes.

It is said that in Devonshire one-fourth of the inclosures in many parishes are under 2 acres, more than one-third under 3 acres, and nearly two-thirds under 4 acres; that this leaves an enormous margin for increased production, and that the land thus wasted in Devonshire alone would, properly utilised, yield a sum equal to all their county and poor rates.

Probably the best rule is that fences should be adapted to the locality. Where the cultivation is light or varied inclosures not less than 10 acres are useful, and where steam cultivation is admissible the fields should not be less than 20 acres. Two sides ought to be, if possible, parallel, for economical cultivation.

It is lamentable how roadside and other hedges become ruined and useless, as a barrier against cattle, by neglect. To preserve a really good thorn hedge, annual attention is essential. After the first cutting or splashing, the annual autumn trimming can be done by contract at from 4*d.* to 6*d.* per chain. On one Bucks estate, where the thorn hedges are models of neatness and strength, the cost of this trimming has, for years, been done by contract with some of the estate men at 4*d.* per chain, or £1 6*s.* 8*d.* per mile, and the contractors seem content. The hedges are about three feet high on stout banks. It is found that they can do the work much quicker with a patent hand hedge clipping machine which is provided for their use.

In some estates the roadside fences have been systematically trimmed and made by the landlords, and the cost wholly or in part repaid by the tenant; but this is often a matter of difficulty, and frequently causes more dissatisfaction than the cost is worth to obtain repayment.

To a surveyor strong vigorous fences indicate a fertile soil, neat well-kept fences and gates a tidy, thrifty, and industrious tenant, and the general effect of well-arranged and carefully-maintained fences lends an attractive feature to an estate which has a substantial and remunerative effect on a valuation or sale.

It is a serious problem how to get farmers to maintain their fences in good order. The man who does his duty by the hedges is sure to do his duty to the land. But there are many industrious and successful farmers who shirk their

duty in this respect, and leave their hedges to be choked by rubbish and ruined by neglect.

Hedges seemed to be generally necessary for the preservation of bird-life, without which, it has been found, in some countries where finches have been ruthlessly destroyed, that insects run riot and cause serious devastation.

It is frequently urged that heavy cattle should be kept in yards all the year round, and that sheep should be penned in with hurdles. This argument, although forcible in many districts, would rather apply to reducing the number of fences than to their abolition.

Of the artistic effect of fences upon a district much might be said. In "Two Years Ago," Canon KINGSLEY remarks, "the nearest hedgebank is worth all the galleries of art," and in another place he refers to "hedgebanks gay as flower-gardens." He was an enthusiast for hedgerows, and in "Madame How and Lady Why" writes, "the hawthorn bush has numberless blossoms, every blossom a separate living thing with its own mouth and arms and stomach, budding and growing fresh live branches and fresh live flowers as fast as the old ones die."

Of the comparative durability of fences it is impossible to write with exactitude. The following may be approximately correct, and some further estimate is given in the annexed summary :—

Small fir fencing in the round with the bark on, 12 or 15 years.

Larger and hearty fir fencing, 15 to 20 years.

Oak posts and split oak fencing, 40 to 50 years.

Iron fencing, unknown, but probably unlimited, well painted or coated with some indestructible material, every 3 or 4 years.

Thorn hedges, 100 years and upwards.

Stone and brick walling, when kept in repair and

protected from the weather by a good coping, unlimited.

Wooden posts decay quickest just above the ground level where they are most frequently alternately wet and dry. Various remedies have attempted to arrest such decay. Creosoting and burnettising have been practised by railway companies and others with some success. But it is essential that before applying either of these processes, or even simply tarring or charring the wood, it should be perfectly dry, otherwise decay is hastened. And, when it is remembered that probably from one-fourth to one-third in weight of freshly-cut timber consists of water and substances which are evaporated or lost on perfect drying or desiccation of the wood, it will be seen how difficult it is to secure a suitable preparation. The Post Office authorities appear to have abandoned their old practice of charring the larch telegraph posts, and they estimate the "life" of their large posts at from 10 to 12 years only.

Larch fir posts should have the bark stripped off, as it secretes insects and moisture. It is curious that the sap wood of larch fir is heavier, tougher, and stronger than the heart, and usually lasts longer, which is, of course, the reverse with oak, and, as far as I know, with other woods.

It has been asserted that oak posts will last much longer if placed in the ground the opposite way to the one occupied as a tree, from the external cells of the wood thus throwing off the wet better.

It is extremely difficult to generalise as to the total cost of fencing, but it would appear that with an average division of 20-acre fields and thorn hedges, the fencing on an estate will cost, including guard fences, about £66 per inclosure, or about £3 per acre; or, without the protecting fences, about £1 per acre, not allowing for a proportion of iron fencing, gates, and more expensive divisions.

There are probably four million inclosures in the 32 million acres of England and Wales, and a total length of fencing not less than one million miles. The cost of the original establishment of these divisions must have exceeded 50 millions sterling. At $2\frac{1}{2}$ per cent. the annual interest would represent £1,250,000, and adding for expense of annual maintenance (such as it is), say an average of 6*d.* per acre or £800,000, it would appear that in all something over £2,000,000 represents the annual cost of English and Welsh fences.

This calculation would exclude all fencing of a town or village character, and must necessarily be approximate only.

It is clear, from a consideration of the subject, that, with regard to economy, thorn fences easily take the palm. They are cheaper for establishment and maintenance, except only in stone districts.

Continuous iron fencing appears to be the most desirable of the iron fences, and its extra durability will more than repay the difference in cost as compared with wire fencing; while for extreme durability, well-constructed walling retains its old pre-eminence.

Fencing, however, should always be adapted to the special necessities and requirements of the locality, and it may be added that the careful attention to the subject of land agents and owners will not only usually result in much economy as regard cost, but in large questions affecting the general appearance and character of an estate, as well as to no small extent its actual market value.

PARK HALL ESTATE.—SUMMARY OF DESCRIPTION AND COST OF FENCES.

1	2	3	4	5	6	7	8
No.	Description.	Yards.	Cost per yard.	Total Cost.	Estimated Annual Cost for Maintenance per 100 yds. in length.	Estimated durability in years in good order.	Observations.
FENCES.							
1	Haw Haw	166	24/-	£ 199 4 0	£ s. d. 1 0 0	Unlimited	Will need pointing and repair, say, once every 20 years.
2	Walling (averaging 8 ft. high)	748	30/-	1,122 0 0	1 5 0	Unlimited	Iron liable to fracture.
3	Dwarf walling and iron fence	176	15/-	132 0 0	1 10 0	100	
4	Oak pale fencing (close palisading) 6 ft. high	1,650	9/-	742 10 0	0 15 0	40	Will need occasional repair and renewal of gravel plank during term, also spurring posts.
5	Do., 4 ft. high, on bank	990	7/6	371 5 0	0 10 0	40	Ditto.
6	Do. (open palisade fence)	770	6/6	250 5 0	0 10 0	30	
7	4 ft. strong continuous iron fencing, seven bars	3,432	3/-	514 16 0	0 11 0	60	The most durable of iron fences.
	Wire fencing, seven wires and iron posts	3,190	2/-	319 0 0	0 5 6	40	Will need yearly attention and occasional straining up.
	Thorn hedge with ditch	20,064	-/6	501 12 0	0 1 6	100 years and upwards	See notes in Paper.
	Posts and 4-rails larch fir fences (oak posts)	—	-/9	—	—	20	Will usually last until hedge well established.
8	Three do. (with fir posts)	—	-/6	—	—	15	Ditto.
	4-barbed wires and iron uprights	3,894	1/6	292 1 0	0 2 6	30	Needs special attention as it becomes dangerous if broken or loose anywhere.
	Total yds.	35,080					
	Or nearly...	20 miles					
GATES.							
9	Oak field gates (painted)	No. 37	Each. 15/-	27 15 0	Each. —	15 to 20	Durability varies much with position and use.
	Oak do., posts 8 in. by 8 in. and 7 in. by 7 in. (iron work and fixing)	—	Per Pair. 28/-	—	—	25 to 30	Ditto.
10	Iron entrance gates	4	Each. £5	20 0 0	0 2 6	Unlimited	Should be painted every 4 years.
11	Do. ...	2	£100	200 0 0	1 0 0	Do.	Ditto.
12	Iron gates to garden	3	£7 10s.	22 10 0	0 10 0	Do.	Ditto.
13	Iron hand gates	10	£3 10s.	35 0 0	0 5 0	Do.	Ditto.

Mr. C. K. BEDELLS (Fellow), in proposing a vote of thanks to Mr. VERNON for his interesting and very complete Paper, said the subject was one with which he, personally, did not profess to be very familiar, his practice having lain rather in towns than on the agricultural estates, but he knew enough on the question to be sure this would be a most valuable Paper for reference.

He was once concerned in a very troublesome case with regard to the height of fencing. In a lease granting the right of making a siding from a railway to a mine there was a covenant that a "sufficient fence" should be put up to prevent the straying of cattle on to the line. The fence was erected, but at a lower height than that recommended by Mr. VERNON, and in consequence several cattle strayed upon the line and were injured, and large claims for compensation arose. The mining company went into liquidation, and he (Mr. BEDELLS) was requested by the Bankruptcy Court to inspect the fence and see what it would cost to raise it from 3 feet 6 inches to 4 feet 6 inches high, in order to form a sufficient fence, within the terms of the lease.

Everyone would agree that a barbed wire fence was, in many situations, a most inhuman thing. It was, however, sometimes useful in towns. He had himself used it in the neighbourhood of Covent Garden to prevent pillage and trespassing over a 7-foot high fence, and had found a single barbed wire along the top very effectual in keeping boys from getting over. He had a very strong liking for oak park-palings, even for town work. He knew of some with dwarf burr walls below, and nicely shaped at the top and oiled, which would be creditable as a surrounding to any mansion.

Mr. J. W. KEMSLEY (Fellow) said it was with very great pleasure that he seconded the vote of thanks. If, as

was stated in the Paper, the cost of fences in the whole of England was something like £2,000,000 a year, a very strong argument was furnished in favour of doing away with a large proportion of them, especially on arable land. His own experience was that, for arable land, 200-acre fields were better than 2-acre fields, and for steam-cultivation it was certainly very desirable to have as few fences as possible on an arable farm.

He agreed with the last speaker in thinking that barbed wire was very useful in the suburbs, but ought not to be used in rural districts. He thought the only animals against which barbed wire should be used were boys, in whose case it certainly was a very effectual protection.

He did not quite gather from the Paper whether Mr. VERNON recommended the trimming of young quick hedges or not. He had heard Mr. JOHN CLUTTON say very positively that quick hedges should not be cut in their young days, and he, from a much more limited experience, was inclined to think that he was right. He certainly never cut his own quicks until they were of considerable age, and then he adopted the practice alluded to in the Paper of cutting one side only and leaving the other for a year or two before cutting it.

He thought that the schedule of prices given was a little high. Oak pale fencing 6 feet high was put at 9s. per yard; but he thought it could be done for £2 a rod. With regard to wire fencing, it happened that he had that morning received, in the ordinary course of business, a quotation for a wire fence very similar to that mentioned, except that he had six wires mentioned instead of seven. It was, he believed, amply strong enough for horses and cattle, and the price quoted was 15*d.* as against Mr. VERNON'S 2*s.* Certainly he would have to pay for fixing it, but there was a discount which would go a considerable way towards covering that cost.

One subject which he considered of great importance was not referred to in the Paper—namely, the question of the onus of maintaining outside fences. It was very greatly to the credit of the British farmer that there were so few law-suits about outside fences. It spoke volumes for the neighbourliness of the agriculturist. The law as at present defined was that every man must fence against his own cattle; but only one half the farmers in England did this. Many depended upon their neighbour for outside fences, and, with a little good fellowship, very few complications arose. But something more definite than this rule, that every man should fence against his own cattle, was very desirable. In the case of a river fence, it was far better that the two neighbours should enter into a contract, each to keep one half of the river fence, than that they should put up a big fence on each side of the river the whole length of their boundaries.

Old fences which had existed from time immemorial should, he thought, be recognised, and ought not to be removed. He spoke somewhat feelingly on the point, for he was himself concerned in a case in which an estate was bounded by a fence which had been in existence for at least a hundred years. But when the adjoining owner sold part of his farm to the Conservators of Epping Forest, he removed the fence and laid the field open to everybody's cattle, and his (Mr. KEMSLEY's) unfortunate client must now erect a new fence at a great expense. This did not seem to him at all a satisfactory state of affairs, and he would be glad if some Member of the Institution could suggest some way in which such a difficulty could be overcome.

Mr. W. EDWARD WOOLLEY (Fellow) wished to add his testimony to the extreme usefulness of Mr. VERNON's Paper, to which he had listened with great interest. There was, however, one point in it to which he respectfully took ex-

ception. It was stated that three rails were sufficient to form what is called a protection fence, but his experience in Leicestershire was that nothing under four rails would do for protecting young quicks; and, moreover, there must be a four-rail fence on each side of the quick to guard against large bullocks. If there were only three rails, lambs, and even small sheep, would get through, and do more damage to young quicks in the first two years than would be repaired in the next ten. He had seen young quicks ruined by insufficiency in the number of rails to protection fences.

He quite agreed with Mr. VERNON that different kinds of fences were required in different parts of the country. In his own county, in places where live fences would not grow, there were stone walls, and in other parts whitethorn fences were used.

Some interesting remarks were made recently in Warwickshire, by Mr. SQUAREY, on the subject of technical education, in the course of which he suggested that something might be done by way of giving premiums to labourers in order to induce them to bring up some of the younger members of their class to be efficient hedge-cutters. In the Midlands great inconvenience and loss arose from the younger men of the labouring classes utterly failing to grasp the subject of hedge-cutting and dealing with fences, the consequence being that a great number of fences were going out of repair, and, however well-intentioned the farmer might be, it was impossible for him to get his fences properly trimmed. He ventured to think it would pay the younger members of the labouring classes to take an interest in such skilled labour instead of flocking into the towns and to the railways and other large works, for in his own practice alone he could keep two or three men continually at work laying fences in the winter. A man who was thoroughly efficient at this work could always get plenty of

employment, and would, indeed, be very generally sought after.

Mr. J. L. BOLDEN (Fellow) said that at present he had the misfortune to have some of the worst farms in the world to look after, and his experience was that fencing was rapidly getting worse, and that the difficulty now was to get a farmer to take any interest whatever in his fences. He heartily agreed with the last speaker with regard to the importance of the rising generation of labouring men learning to look after fences.

He thought the prices quoted by Mr. VERNON were somewhat high, and felt sure that, if he (Mr. BOLDEN) spent anything like as much in putting up new fences and repairing old ones, he would be considered very extravagant in his management.

His experience with regard to young thorn fences was that it was very much better for the first few years to leave them alone, and then, after they had grown to a considerable size, instead of pruning them at all, to cut them bodily off to the ground. He could not altogether agree with what had been said as to fences in Devonshire and Cornwall. It was quite true that in those counties there were many very small fields, but to a great extent, particularly in Cornwall, the fences were put up simply with a view of getting rid of the stones on the land. Immense fences, many yards wide, would be met with, which had been made with very great pains at different times, simply for this purpose, as it would be very difficult to find any other place to put the stones. The question of shelter was also a very important one in those remote districts, so that this system of small fields was not without its advantages even at the sacrifice of some of the land.

Mr. C. JOHN MANN (Fellow) would not attempt to touch

upon the law with regard to fences, which was such a large subject that it could only be dealt with in a separate Paper. As to copings for walls, he agreed with Mr. VERNON that iron was not a satisfactory material, and he preferred a cheap kind of terra cotta as a very good coping, which was of great importance in preserving a wall.

Nothing was said in the Paper about oiling oak pales, and he would like to hear whether Mr. VERNON considered it desirable to use either oil or Stockholm tar. The black tar which one sometimes saw upon fences was, he presumed, only put on when the fences were going to decay. In the case of barbed wire fencing, legal questions arose, for, if people sustained injury on a main road in consequence of coming into contact with barbed wire fences, someone ought to be liable for damages.

It was suggested by Mr. VERNON that hedges should be small at the top and wide at the bottom, and he remembered seeing some very good specimens of hedges of that shape on the Crown Estate at Sunk Island, in Yorkshire, some years ago. Some of them were about 6 or 7 feet wide at the base, and at least 7 feet high, and came almost to a point at the top. The hedges were certainly in a very splendid state of preservation. The weeding was, no doubt, thoroughly well attended to, or they never could have attained to such magnificent proportions.

He thought Mr. VERNON's suggestion with regard to a small trench to prevent cattle from breaking down the fences was, if the remedy were successful, a very valuable one.

As to the fastening of gates, he had found that where there was something for the individual who opened the gate to do, in order to secure it, it tended to ensure its being done. Thus, if it were necessary to put a staple in to secure the gate, one would generally find it done; but if there were a latch supposed to secure itself, that latch was very often left unfastened.

He gathered, from what Mr. VERNON had said, that the tarring or charring of posts was now being discontinued, and that it was thought better to put them into the ground perfectly dry. He himself had generally adopted creosoting for oak posts.

Mr. A. BUCK (Fellow) said that he came from a hop district, where it was always found very beneficial to creosote the foot of the poles. When they were perfectly green the butts of the poles were put into a tank of boiling creosote, and any sap at the bottom would rise. If the whole pole were put into the creosote it would form an impervious surface, and if there were sap inside it would rot, merely leaving the casing outside, but if only the lower end of a pole or a post were put into the boiling creosote any sap in that part was forced up, and there was no doubt that a hop-pole thus treated lasts much longer than one not creosoted.

As to barbed wire fencing, he thought it the most barbarous thing ever invented. Fox-hunters had certainly every reason to speak very strongly against the use of such a fencing. When hounds were running there was no one to warn *them* of the fence, and it was a most painful thing to see them run into such an obstruction.

Mr. A. HARSTON (Fellow) said he would content himself with asking a few questions, as his experience had been more in the way of town fences, such as walls or oak pale fences. With regard to oak pale fences, he had found great difficulty in getting the posts to last. He had some miles of fencing carried out under his own supervision, and though he had been very careful to exclude sappy wood, and the work had been done by a very good Surrey firm, as is nearly always the case, the oak was, no doubt, cut at the wrong season, rather with a view to the bark than to the lasting quality of the timber. He had never been able to make up his

mind whether creosote was of any practical use. He had read of many different systems of preserving the posts, such as boring a hole, from the bottom, through the butt end of the post and filling it with sulphate of copper and plugging it up. This is said to be done with good result to the telegraph poles in Norway. Another protective is to dip the butt, up to 12 inches above ground line, in a composition of boiled oil and coal dust well mixed to the consistency of paint. Mr. WATERS, some time since, stated in a gardening journal that thousands of posts had been so treated successfully at Knap Hill Nursery. He (the speaker) had not, however, tried these systems, and could not speak, of his own personal experience, of their value. He did not quite gather whether the malleable nails recommended for oak fencing were wrought-iron nails or cast-iron nails rendered malleable.

As to coping, he thought that a tile creasing did not really keep the wet from the wall, for, having no throating, the water ran over and under it and so into the brickwork.

Coping bricks, however, of the proper form, were very good; but it was very difficult to get a coping brick which was properly throated, the throat being generally too near the wall, and often quite useless for the purpose for which it was intended. When he had occasion to build a long wall of this kind, he had found it necessary to have the coping bricks specially made, and there was no doubt they were a very excellent protection, if bedded and jointed with good cement, and clean and sharp sand. He had found, although it was considered an expensive operation, that it was really worth a little extra expense to wash the sand in order to have the coping bricks laid in cement which was perfectly lasting, and impervious to frost.

Mr. R. KNIGHT BRUCE (Fellow) said the question of the maintenance of fences was a very serious one. Year

after year one noticed that tenants did not attend to them as they used to do, and the difficulty seemed to be increasing. He would like to gather the experience of those present as to what steps were generally taken, and what arrangements made, to meet such cases—whether, in particular, any endeavour was made to arrange with the tenant at so much per acre of his farm. Perhaps some inducement might be held out to the tenants in the shape of a premium of so much an acre for keeping their fences in repair. He found that, according to the fence-book, in cases where materials were supplied by the landlord, the price of such materials was increasing.

MR. CALEB BARKER (Fellow) said that for making a good live hedge he had found the Mirabel plum to be very valuable and useful. It was of more rapid growth than the whitethorn: was more hardy, easier of propagation, and would grow under the drip of trees, which was not the case with many other sorts of live fences. This plum was used very commonly in Norfolk, but he did not know whether it was so in the West of England. It would form a good hedge in half the time necessary for the whitethorn, and the cuttings would grow freely if put in the ground in a moist situation. Such a hedge was suitable for any land,—heavy or light.

MR. BOLDEN said he had tried this plum, and did not like it at all. It was quite true it would grow under trees, and that it grew very fast and firm cuttings; but his experience was that when one had got it it was of very little use, for it would not turn cattle in the same way that the whitethorn did.

MR. VERNON, in reply, said he once read a book called “A Study of Unconsidered Trifles,” and the book had a great deal of charm about it. The points which had been

discussed were very frequently looked at separately and treated as unconsidered trifles both by farmers and by land-agents; but, when all these trifles were put together they had a most momentous effect upon the good and economical management of estates.

It had been a very great pleasure to him to compile, in what was, he feared, a somewhat incomplete and desultory manner, a number of notes on this subject. He had always thought the subject one on which a text book might well be written for the profession.

He had no doubt that his Paper contained some errors of judgment and, possibly, errors of fact. The prices which had been referred to as being rather high must of course be read with some indulgence, but they were prices of fences that had been used in his own experience. It might be they had been somewhat more costly and efficient than was absolutely necessary, and this fact would explain the difference between the 1s. 3d. and 2s. alluded to with regard to iron fencing.

He acknowledged that a 3-rail guard fence was not always sufficient. He quite agreed that a fence of 4 rails was much better. With regard to the cost of wire fencing he did not think it was economical to have too cheap a fence. Smaller wires were more easily disturbed and broken by cattle, and the fence cost more for repairs. Wire fencing was to be bought at almost any price, and wires differed in quality to such an extent that, if one wished to get value for one's money, one must not only test size but quality. With regard to the walls of Cornwall and Devonshire, it was quite true that the fences were built partly, perhaps, for purposes of division and partly for preventing the Atlantic winds from rushing too harshly upon the tender cattle.

As to the desirability of oiling oak pales or covering them with tar, he considered that the man who put black tar upon

any fence in the neighbourhood of a residence was a barbarian, and in regard to taste alone such a proceeding was very much to be regretted. On the other hand, Stockholm tar was a lovely colour. He thought there was nothing more artistic than Stockholm tar put upon dry wood. It gave several shades of a beautiful brown, and nothing could possibly be prettier for the purpose. Unless, however, the wood was absolutely dry, the coating with such tar was likely to lead to dry rot inside. The outside pores were sealed up; there was no escape for the sap; and decay was hastened instead of being prevented. If on the other hand a coat was applied between wind and water, the wood dried above and below the place where so treated.

His impression was that the best nails for oak fencing were cast-iron nails made malleable, for wrought iron decayed very quickly, and nothing had yet been discovered to preserve it from oxidising. With regard to keeping outside fences in repair, it would, he thought, be far better for every purpose if the landlord undertook to keep the outside fences. He had shown that with thorn hedges this would cost about 25s. a mile, after they were once put in order. For that sum they could be kept trimmed and looked after periodically by contract. The cost of that, in an ordinary estate of a few thousand acres, would not be very much, and the result would well repay the outlay. With regard to the internal fences one must either continually urge the tenants to repair them or else get rid of the tenants. It was a most difficult thing to get them to realise their duty in respect of the fences, and he thought that no small system of little rewards would be effectual for the purpose. The work must be done either by special agreement—by encouragement—or at the landlord's expense.

THE PRESIDENT remarked that in his experience "white-thorn" was the best and most durable fence, and, moreover,

looked exceedingly charming in the early summer. It should of course be planted on very clean ground, and kept thoroughly clear from weeds, and not trimmed until of four or five years' growth, and then only one side each year until the plant reached from about 3 to 4 feet from the ground, when the top should be cut straight off, or, in other words, "pollarded."

He had seen many of these fences on the sides of the many railways out of London, in which this course had been carried out, and certainly these hedges were so close and firm that it was impossible to get through them without great force, or over them without considerable difficulty.

The continual cutting of the growth beyond the pollarding gave strength to the fence, and kept it thick at the bottom.

He thought the next best fence was "hornbeam," which was exceedingly strong, and would bear almost any amount of cutting; and, moreover, it would grow under beech trees, and in the winter, when its leaves had turned brown, it looked uncommonly rich.

With reference to outside wooden fences, he considered that a close pale fence, composed of cleft oak, well seasoned in panels with strong oak posts, and two or three arris rails (according to the height of the fence), was most durable, and, in his opinion, it was better left to get grey, than covered with Stockholm or other tar, or varnish. A fence of this kind will last for about 40 years.

As to gates for internal purposes, not boundaries, the most serviceable and useful gate is one with two strong posts, and three or four bars (according to circumstances) that will take in and out, thus doing away with the nuisance of locks and hinges—they hardly ever get out of order, and if a bar should break it was easily replaced.

He considered the Paper read by Mr. VERNON a valuable one for reference.

The Meeting then adjourned.

STATE-CREATED SMALL HOLDINGS.

By W. G. S. ROLLESTON (FELLOW).

*Read at the Ordinary General Meeting of THE SURVEYORS'
INSTITUTION, Monday, May 11th, 1891.*

R. C. DRIVER (PRESIDENT) IN THE CHAIR.

It is with feelings of diffidence that I rise to-night to read the Paper, set down in my name, before the Members of this Institution, and the feeling is increased by the fact that the subject is an abstract and not a practical one, and one upon which opinions differ very widely.

I must therefore ask for that kind indulgence which has ever been so readily accorded in this room, and can only hope that this Paper, however unworthy in itself, may give rise to a discussion, rendered valuable by the expression of opinion thereon from some of those best fitted in the country to give it. If this be the result I am amply repaid, knowing that the effects of such expression will be far-reaching and carry the weight which always attaches to the opinion of the Institution.

That the subject is one daily growing in interest and importance there is no doubt, evidenced as it is by the pledge given by the Government in the speech from the Throne to deal therewith, and by their acceptance of the principle that it is desirable to artificially increase the number of small ownership holdings, by their agreeing to the second reading of Mr. JESSE COLLINGS' Bill on the 11th March

last, and also by the frequent reference made thereto in the press and by speakers in all parts of the country.

Many persons of the enthusiast and theorist class seem to imagine that this country has but to be all parcelled out into small holdings, irrespective of geographical situation, nature of the soil, means of access, proximity to railways and markets, and the general surroundings, for an agricultural millennium to be reached and universal prosperity restored to our rural population. That this view will not bear examination need not be stated here. Small freeholders have had a trial, and did not thrive in the free air of competition. The old yeoman class have, together with the smaller owners, almost disappeared, owing to economic causes; and now it is sought to create, by artificial means, a class of small owners, which, produced and fostered by the State, through the local authorities, will have acquired possession of the soil by means of public money, but which, left to its own devices, could not survive.

I cannot think that the question of the productiveness and economical desirability of large, as against small, farming has yet been decided in favour of the smaller holding. The fact should not be lost sight of that our present agricultural position, the first in the world, has been gained under a system of large farming: our production per acre of almost every agricultural commodity compares most favourably with that of other countries.

France, essentially a nation of peasant proprietors, cannot compare with us.

She is not a self-maintaining country. In spite of high protective duties, her imports of cattle largely exceeds her exports.

The peasant proprietor can only flourish under favourable circumstances, and, although, under certain conditions, it may be desirable from a social and political point of

view that the number of small occupying owners should be somewhat increased, I cannot think that any large extension of their numbers would be economically advantageous. The natural laws of supply and demand will assuredly in due time be sufficient to meet the wants of the case; the tendency now is, undoubtedly, towards the subdivision of farms, and I admit that the demand is greater for them than for the larger ones. This is, in my opinion, greatly due to the heavy losses of capital employed in farming, incurred during the period of depression recently experienced; the man who once held his 300 or 400 acres farm finds himself only able to do justice to, perhaps, half that amount, and consequently seeks for a holding suited to his diminished pecuniary resources, and so on in proportion.

It is unnecessary however to re-capitulate the arguments in favour of large as against small farming, to point out that in the former case an annually increasing amount of stock is being kept, or to go into the question of buildings with which all members of the Institution are so familiar.

By operating on a large scale it is possible to apply scientific knowledge more directly than is practicable upon a smaller one, and the greatest and most economical use can be made of implements, machinery, and labour. It is notorious that every improvement that has taken place has been made upon the large farms, and where the smaller men have improved their methods it is merely the following the example of their larger brethren. In a country with a dense population and inadequate food supply, the object to be attained seems to be the greatest production at the least possible cost, and the large farm handled as a manufacturing establishment, in which, by working upon the raw materials, soil and manure, the desired crops are produced with the aid of their natural forces, seems best fitted to attain that result. It must be borne in mind, also, that almost all the

bad and poor land of the country is in the hands of the large men, and to contrast their produce per acre with that of the small holders, located upon the most fertile soil, and including all the market gardens and urban occupations in the vicinity of towns and large villages, is not a fair test of their relative capabilities.

In a time of agricultural depression, the small man, and especially the freeholder, will feel the pinch most. His credit is soonest gone: he lives from hand to mouth, depending upon each year's produce to meet its liabilities, and, in the case of failure, trusting to the forbearance of his landlord, creditor, or mortgagee as the case may be. The capital necessary for proper cultivation is gone: the work upon the holding is scamped, crops sold off without adequate return; the land gradually run out, fences and ditches neglected, and the state of affairs grows worse from day to day.

Comparatively happy, in these circumstances, is the lot of the small occupier—who has the generosity and forbearance of his landlord to fall back upon: a remission of rent to be obtained: house and buildings kept in repair: drainage done and aid given when most wanted in a dozen other ways—as compared with that of the small freeholder, who has only his mortgagee and creditors to look to, and scant is the mercy that will be meted out to him. I had recently occasion to visit the districts in Lincolnshire, in which the small freeholder abounds, for the purpose of assisting in the collection of information for a report to the President of the Board of Agriculture upon their present condition, as compared with the same when reported upon by Mr. DRUCE in 1880 or 1881. In the Island of Axholme, the condition of affairs certainly appeared to have improved, owing, in great measure, to the extreme fertility of the soil, the warp land of which the district is chiefly composed, being

wonderfully rich and productive, and especially suitable to the production of celery (a very paying crop in propitious seasons), carrots, onions, potatoes, and other vegetables. Last year, when the crop of potatoes throughout the country generally was below the average, in this district it was above, and an excellent price obtained. The method of cultivation had somewhat improved, owing, as a very experienced gentleman in the neighbourhood told me, to the copying the example of the large farms in the vicinity: in the latter case the standard of cultivation has been immensely raised of late years, and the force of example had spread. In the southern districts near Boston, also, the small freeholder seems to be fairly prosperous, and the land in good order; here, too, the quality of the soil was excellent and the market-gardening system prevailed. But in the eastern and north-eastern districts of the county, upon the poorer and stiffer land, a different state of things exists; here, where the ordinary methods of farming, owing to the nature of the soil, were employed, land was found in a wretchedly poor state of cultivation, fences neglected, no drainage, no repairs done to house or buildings for years, not an ounce of paint or a scrap of mortar applied, and the whole country presenting a forlorn appearance: the small freeholder himself seemed depressed and enervated: the mortgagee, in 99 cases out of 100, is the actual though not the nominal owner, and the latter, holding only at the former's pleasure, works far harder and longer hours, and for lower wages, than the ordinary labourer obtains.

Mortgagees have, indeed, in many cases, reduced their rate of interest somewhat, but not until large sums had been hopelessly lost, and they found to their cost that it was impossible to exact more. Most of these holdings had been purchased when land was at its highest, and a great craving for its possession existed: many cases exist of over £100

per acre having been given for ordinary agricultural land ; and the reason that mortgagees have not more frequently foreclosed and taken possession is, that they well knew, if the land were put in the market, they would not obtain as much per acre in the way of rent as they were able to screw out of the owner by way of interest, the small owner being content with the narrowest possible margin whereon to exist in order that he might not lose the possession, in reality almost nominal, of his land, to which he clings most tenaciously.

The economical results of this system in the districts referred to seem truly deplorable. The small owner, having sunk all his capital in the first instance in paying the proportion of the purchase-money not obtainable on mortgage, in many cases merely the 10 per cent. deposit being paid in cash, felt the effect of the bad seasons and fall in prices which occurred from 1879 in a very great degree : many succumbed altogether, and the majority only survived by the impossibility of the mortgage money being realised if the land were offered for sale. The net result of the investigation came to this, that, although small freeholders may hold their own upon the best land where suited for market gardening, and the system of "petite culture," upon the poorer land, where the ordinary system of farming must prevail, they were practically a failure ; and yet this is the system which it is now sought to introduce by artificial means.

Small holdings already exist, and will, I hope, ever continue to exist, and increase in number owing to natural causes, where the surroundings are suitable, as in the case of the rich lands of the Island of Axholme, in the pastoral districts of the Midlands, and other counties where dairy produce forms a main source of income, in the vicinity of our large centres of population, where the means of access to

markets and proximity to the consumer gives them special advantage, and in hilly districts where the inclosures are necessarily small; but upon our sheep lands and in the corn-growing and grazing districts forming a large proportion of our cultivated area, they do not exist in any number: experience has proved them to be unsuitable, the consolidation of farms has taken place, and they have sunk out of existence. The small holder upon inferior land has very little chance of making a living: it will not produce enough to support him and his family or yield him an adequate return for his labour. What economical advantage can there be in State-created holdings of this description?

The only conditions under which small freeholds are likely to prove in any degree a success were most admirably summed up by the President of the Board of Agriculture, in his speech upon the second reading of Mr. JESSE COLLINGS' Bill, recently carried in the House of Commons, and were to this effect, viz.: the land must be good, the price not excessive, and the holding must have a house and buildings upon it. Unless they fulfil the conditions thus laid down it cannot be desirable to largely increase the number of small holdings in Great Britain.

I will now pass on to consider the means proposed for their creation. The aid of the State is to be invoked, through the action of the local authorities, to re-create a class, the representatives of which have almost disappeared owing to economic causes, to plant an exotic upon the soil to compete by artificial means with the hardy plant of the country. The only definite proposals at present before us are those contained in Mr. JESSE COLLINGS' "Bill to facilitate the Creation of Small Holdings" already referred to, the principal features of the Bill, as affecting the subject under discussion, are briefly these, viz. :—

¹ Power is given to the local authority, such authority being defined as any district council that may hereafter be created,² and in the meantime to be the urban sanitary authority and the rural sanitary authority as created by the Public Health Act, 1875, to acquire land by means of moneys to be lent by the State at a low rate of interest, for the purpose of re-selling in small holdings, the size³ thereof not to exceed 50 acres. The would-be purchaser is to pay down in cash⁴ one-fourth of the purchase-money: the balance to bear interest at a rate exceeding by one per cent. the amount paid to the Treasury for the loan: such payment of interest upon the three-fourths remaining unpaid to remain as a perpetual quit-rent for ever charged upon the holding and irredeemable by the purchaser. Out of the balance of interest of one per cent. the local authority is to pay all incidental expenses, including that of the cost of an office and officials for the registration of the titles to land created under the Bill, and to form a sinking fund estimated to repay the whole of the loan to the Treasury in about forty years, leaving the ratepayers in possession of the quit-rents receivable from the purchasers free of all charges for ever. The quit-rent is to be the first charge on the land.

⁵ The local authority, in addition, is empowered to lay out money upon lands purchased for the purposes of improvements, of which a schedule is given, and the principal items are, viz. :—

The erection of cottages, farmhouses and buildings.

Providing a water supply.

Inclosure of land.

Drainage.

Making roads to or upon same.

¹ Clause 3. ² Clause 42. ³ Clause 3. ⁴ Clause 4, section 5.

⁵ Clause 43.

¹ The local authority may also advance money to small owners hereby created for similar purposes on the following conditions :—

At the time of the loan the holding to be free from mortgage.

The loan, with all interest thereon, to be paid off within 35 years.

The loan to be a next charge upon the holding to any sums already due thereon to the local authority.

² The purchaser may only deal with or dispose of his property in the following manner :—

By registered mortgage of the entire holding.

By registered transfer of the entire holding to one person.

By devise, in favour of one person, of his entire interest in the entire holding.

³ The local authority may also at any time compulsorily re-purchase, for the purposes of public improvement or local utility, for building purposes, or, if the land is capable of being used more profitably than as a small holding, subject to one year's notice : the price to be the value of the land held as a small holding, together with all unexhausted improvements made thereon, the usual 10 per cent. for compulsory sale, an allowance for inconvenience to, or disturbance of, business, cost of removal, loss of fixtures, and acts of husbandry.

⁴ The local authority may at any time re-purchase the whole or part of a small holding by agreement.

⁵ Part III. of the Bill gives the said authority power, under certain conditions, to advance moneys to existing

¹ Clause 5. ² Clause 9. ³ Clause 4, section 10.

⁴ Clause 4, section 11. ⁵ Clause 7.

tenants of holdings not exceeding 50 acres in extent for the purpose of purchasing from the owner, the sum advanced not to exceed three-fourths of the purchase-money, and to be a first charge on the holding, and the advance only to be made for the purpose of personal occupation by the purchaser.

¹ Part VI. gives the authority power to let out any land owned by them in lots not exceeding 10 acres each, but may let one or more small holdings to persons working on the co-operative system. No buildings are to be erected on such holdings without the consent of the authority, such consent not to be given except in the case of buildings requisite and suitable to the proper occupation of the holding.

The authority or incoming tenant, on the determination of the tenancy, is not obliged to take to such buildings, but the ² out-goer may remove them before the expiration thereof. Rent and possession of same to be acquired by the authority under the provisions of the Inclosure Act, 1845.

³ The authority may use any land acquired by them as public pasture.

⁴ The authority may sell, hire, or exchange any lands, whether situated within their district or not, ⁵ and may also sell any surplus lands free from all restraints.

The remedy provided for the recovery of any interest, rent, or quit-rent, ⁶ due to the local authority, is by order of the ⁷ County Court of the district, with an appeal as to sums exceeding £50.

⁸ Any losses, expenses, or deficiency, in cases where the annual net receipts of the local authority fall short of its expenditure, *are to be charged upon the rates*, and such rates, subject to certain limits, may be levied either prospectively or retrospectively.

¹ Clauses 37 and 39. ² Clause 37 and 39. ³ Clause 41. ⁴ Clause 42.

⁵ Clause 44. ⁶ Clause 45. ⁷ Clause 46. ⁸ Clause 66.

¹ The amounts to be advanced to the local authorities are left to the discretion of the Treasury, subject to Act of Parliament.

These are the main points of this Bill, which is drawn on the lines approved by the Commission on Small Holdings, appointed in 1888, which sat for two sessions. In the Commissioners' report thereon the local authority is recommended as the instrument through which the small freeholder is to be created, and it is therefore reasonable to suppose that any legislation on the subject will embody such recommendation.

With regard to Mr. COLLINGS' Bill, I am glad to see that the compulsory clauses are left out ; but can one suppose that, if passed into law, a compulsory measure will not very shortly be demanded ; indeed, that such was bound to follow was admitted by Mr. CHAMBERLAIN in the discussion upon the Second Reading of the Bill. If the provisions of the Act are not largely made use of, the cry will be "it is a dead letter, we must have compulsion to make it effective to bring about the objects aimed at" : if, on the contrary, they are largely acted upon, the argument will be used that the measure was only tentative, has proved successful, but is not large enough ; its scope must be enlarged, for sufficient land cannot be secured under voluntary arrangement, and compulsory powers must be given to complete the good work. The feeling in rural districts will be, why should my neighbour be assisted to acquire land, if I am not to be ? Equal opportunities should in justice be given to all. If the wheelwright is to own his holding, why should not the carrier ? If the grocer, why not the blacksmith ? If the labourer, why not the farmer ? And such a cry would be very hard to resist. The demand is bound to come in any case, as a necessary sequel, and it neither could nor would be refused. Legislation

¹ Clause 48.

on these lines is but the thin end of the wedge, it is a veiled form of State ownership of land. If it is to be adopted, we must expect to see local authorities empowered in the near future to buy land compulsorily in every direction, for the purposes of reselling or letting. Should the experiment be tried and take any hold upon public favour, and in the event of any increase of prosperity in agriculture, the district councils elected by the popular voice, the bodies to which such powers will in all probability be entrusted, will yield to the popular clamour, and further the creation of small holdings by every means in their power. The smaller ratepayers, being in the majority, will make their voice felt at the elections: the larger men, being less numerous, will be left out in the cold: only such candidates as are pledged to the extension of small freeholds will have the opportunity given them of serving upon such authorities: pressure will be brought to bear upon the Treasury to advance larger sums for the purpose, and the utmost possible penny will be exacted. Agricultural representatives in Parliament will support the voting of further supplies: all the advanced school will join in the cry: each man, seeing his neighbour apparently successful, will wish to have a similar chance: competition will arise, and land be purchased recklessly by the local authorities, in deference to their constituents' demand, and without due regard to its fitness and suitability for the purpose. In short, a nation of peasant proprietors will be established. Then suppose a succession of bad seasons and sudden fall in prices, what will be the result? Such things have happened in the past, and what guarantee have we that matters agricultural are always to remain at the same dead level as at present? The condition of affairs will be very similar, only on an enormously larger scale, to what I have described as existing among the small freeholders of the eastern and north-eastern districts

of Lincolnshire. The best men on the best land, after suffering heavy reverses, will probably pull through, as they have done in the past: the majority will be in the plight I have described in the districts referred to.

During the period of increased prosperity, when the number of these holdings is increasing by leaps and bounds: men with far too little capital will wish to acquire them: confidence being consequently restored, money will be obtainable upon the security of the margin left unencumbered by the loan from the local authority, and these men will feel the pinch at the first breath of depression. The country will be saddled with a race of bankrupt peasant proprietors, with their rents and interest in arrear, the standard of cultivation lowered, hedges uncut, ditches uncleaned, drainage neglected, houses and buildings falling into decay, and the authorities, saddled with large annual deficiencies, imposing heavy burdens upon the ratepayers, which the larger men, who have not shared in the advantages given, will have to bear. These authorities, dreading the re-action of public opinion, which always attends the failure of any scheme, however warmly taken up at its birth, will move heaven and earth to get in their instalments as they become due: they will have no forbearance or generosity as in the case of the private landowning capitalist: every possible penny will always be exacted, and extreme measures will, in many cases, be resorted to. We shall then have the local authorities possessing large quantities of land which they will be unable to sell, and only to let at less rent than will suffice to pay the interest and incidental costs: a permanent burden upon the rates will have therefore been created, helping to impoverish those who might be otherwise better able to fight against the existing depression. Where would be our agricultural supremacy then? How would our food supply be increased? We should have taxed ourselves

deliberately, and deliberately interfered with the right of the consumer to get the greatest possible quantity he can at the least possible cost.

The whole process, after a terribly severe lesson, would have to be gone through over again : the local authorities, after having first to spend large sums in repairs and generally putting into proper order the holding, starved and neglected by its former bankrupt owner, would be left to let the lands in their possession, free of restrictions, to persons of larger capital who would slowly come forward, at reduced rents at which they could make such occupation profitable, and the land would gradually once again pass into the hands of the capitalist, at prices which would leave heavy encumbrances upon the districts affected : the liability to heavy taxation decreasing in proportion to the value of the lands sold. The clock would simply have been put back : the whole country would denounce in vigorous terms the system which, once so warmly supported, was responsible for the state of affairs : the public memory is shortlived, all that had happened previously would be forgotten, and only the immediate results borne in mind.

This, I admit, may be an extreme view of the case, but it is quite a possible contingency, and one that a period of increased prosperity, succeeded by a period of depression, might easily bring about. We should then, for the sake of benefiting one particular class and setting it up in business, have dislocated the whole agricultural system at present prevailing : we should have imposed heavy permanent burdens upon the community at large : have checked and even stopped the improved methods of cultivation and breeding of stock which at the present time are gaining ground so rapidly. We should have a race of small pauper proprietors rooted to the soil, struggling to make both ends meet and regarding the annual payments to the local authority as a

hardship and even an injustice. We should have established the local authorities as landowners and creditors of occupying owners on a large scale—a most undesirable and dangerous position for them to occupy. We might see them pressed by the outcry from the small holders and tenants, many of them, perhaps, themselves members of such authorities, reducing these rents and interests, leaving the annual loss, as before mentioned, to be made good by those members of the community who were unlucky enough to be large, and not small, freeholders or occupiers under the system: the value of the land in the country would be depreciated by the number of years' purchase of the additional burden as such land would fetch in the market.

Should the system be brought into being and a further fall in prices occur, even without an intervening period of greater prosperity, the annual quit-rents would shortly become rack-rents, and if the payments were made after the principle of the Ashbourne Act in Ireland, that is an annual instalment of principal and interest, they would immediately exceed the rack-rent. In a lesser degree the state of things I have described would be brought about. The quit-rent, its origin forgotten, would be denounced as an iniquitous tax upon the small cultivator of the soil, to help to pay the rates of the better-to-do classes; an agitation is easily aroused, and we may be certain many would make it their business to instigate such an one as this. Imagine the fiery eloquence of the agitator describing the position of the small owner of the soil, as ground down by an iniquitous land tax paid to the local authorities, for the purpose of reducing the rates of the neighbouring squire living in luxury and driving his carriage and pair. The tax would eventually be mitigated and finally abolished altogether, and the representatives of those who had had to run the risk and stand the racket, would not only derive no benefit whatever therefrom, but

would have to pay the piper for the cost of the whole transaction, and the State would simply have made a present to one class of men at the cost of that of another. The door once opened in this respect, it is difficult to see where the demand will stop. The artisan in the towns, as well as the labourer in the country, is realising more and more his political power. The consequence of the concession of the principle of State aid for a particular class, will be the demand for measures enabling the State to advance money to mechanics, shoe hands, artisans of all classes, those employed in factories and warehouses of every description, *et hoc genus omne*, for the purpose of setting them up in business. Why should the dweller in the country be assisted and not the dweller in the town? If the principle be once conceded that it is the proper function of the State to help one class to start for themselves, equal justice must be dealt out to all classes, and legislation would be demanded to this effect. It would come inevitably to this, that the State, through the local authorities, or whatever instruments might be used for the purpose, would be compelled to lend moneys for the uses of private individuals, to any class that was strong enough in voting power to command it. This is a principle both politically dangerous and economically unsound.

The proposal to bring into existence a limited ownership of land by statute, also seems to me to be entirely opposed to the principle of free trade, to which I thought we, as a nation, were indissolubly wedded. It is surely a sacrifice of this principle to fetter land with all sorts of restrictive obligations—land that cannot be dealt with as the owner pleases, cannot be divided, cannot be sold in open market to the highest bidder, but of which the purchaser can only be looked for in one particular class. The value of such land is artificially depreciated and reduced below the level of similar land unfettered with restrictions. What a

handle will be given to the fair-trader and protectionist! A class of men will have been artificially brought into being and started in business by State aid, and it is the duty of the State to continue to uphold its *protégés*. If the business becomes an unprofitable one, the State must give them the chance of living: the State must impose duties to enable them to sell their produce at a profit: the State must not stand by and see the money it has advanced hopelessly lost: means must be taken to prevent this: the principle has been conceded, and must be pushed to its logical conclusion. A considerable fall in prices would almost of a certainty make every small owner a protectionist: the question would be brought home to them by bitter experience: they would begin to think about it for themselves, and would make their voice felt at the polls. Our old agricultural system, after passing through an ordeal which, though shaking it to its foundation did not destroy it, was amending its methods, improving in every branch, bringing science more day by day to bear upon it. It was beginning afresh to rear its head, was living and even succeeding in the fierce light of free competition with every other portion of the globe, with the enormous protective duties of other nations, with the virgin soils of yet uncultivated continents unencumbered with rents, purchase-money, cost of manures, rates and taxes, and the whole army of burdens upon land at home, and with the bonus given to competitors owing to the lowness of rates of exchange. It has been deliberately destroyed; a new system has been inaugurated, which must be carefully tended and nursed or it will perish. What powerful arguments these will be, and how difficult will they be for the free-trader to meet! The principle once surrendered, every argument against it will acquire tenfold force.

The local authorities, under the proposals before us, will be converted into landlords and speculators in, and jobbers

of, land : they will have to buy and sell and let land, instead of those operations being left to the action of individuals and to the ordinary laws of supply and demand. Instead of the man with land to sell or let meeting the man wishing to buy or take, the transaction will be carried out by a third party, who will make the bargain for the persons interested, and it will not always be in the best interests of either. Such action will deprive a man to some extent of his self-dependence, will tend to take away his natural reliance upon himself, to deprive him of his sense of self-interest, and to produce in him an enervating feeling that it is the duty of someone else, rather than of himself, to provide means for his livelihood and make an advantageous bargain for him ; in short, that his welfare individually is the concern of others quite as much as his own. It induces a man to reason with himself, "If I can get the local authority " to help me I need not work quite so hard, nor save quite so " much to enable me to take land on my own account ; the " authority will provide and make everything easy for me. I " need not work myself to death to obtain these advantages." The small freeholder will learn to depend upon others, when his chief reliance should be upon himself.

The local authority will become the middleman to go between those with land and those who desire to have it, and, being set to buy and sell, and to become both landlord and dealer in land, will perform its duty, on the most hopeful estimate, but indifferently well. What gentleman in this room would not rather have to make his bargain with another individual of business capacity than with any authority under the sun, or, worse still, to let such an authority make his bargain for him ? Would he not feel that he is capable of obtaining far better terms for himself, of settling his business in a far more satisfactory, advantageous, and last, but not least, in a far more expeditious manner ? We have most of us had dealings

with boards of guardians, and, with all due deference to those useful and respectable bodies, I cannot think we have generally gained the highest opinion of their business capacity. Their composition, however, must closely resemble that of the district councils to be created, upon which, in all probability, legislation on this subject will confer the powers under discussion. Some, no doubt, will be indifferent, only desirous of getting their duties performed in as short a time and as easily as possible (and the duties imposed will be both irksome and onerous), shirking the responsibility devolving upon them, and hasty in concluding bargains with both landowner and would-be purchaser, ready to agree to the first terms offered, and consequently apt to risk the ratepayers' money owing to laxness and carelessness. They will have the temptation to buy land from friends at the highest possible rate, and to resell to friends upon the lowest possible terms: such bodies are liable to corruption, and to be unduly influenced by private considerations. Some may be tempted to endeavour to make undue profits out of the transactions, while some, composed of more ambitious spirits, will look upon the powers given them as means to be used to the utmost, and will try to stimulate the demand, and for ever be pushing the ownership of land down the throats of those who have it not already, seeking to gain popularity for a display of spurious generosity by the free use of public moneys. On the whole, the chance of their making bad bargains is neither remote nor unlikely, and the risk to the general body of ratepayers will be consequently great. The best course that I can think of for them to pursue, if armed with such powers, would be always to employ some Member of this Institution to make their bargains and to superintend their operations, in which case the risk of loss would be minimised as far as it possibly could: indeed, I think that in any Bill dealing with this subject a clause should be

inserted stipulating that each local authority should employ one of our Members as a permanent adviser, to deal with all cases arising thereunder.

When given compulsory powers, the local authorities will find the price of land everywhere raised against them. It is notorious how a railway company has to pay through the nose for land taken under its Act, and, although this state of things will not exist to the same extent in the case of the purchase of whole farms or tracts of land as in that of a railway taking only a portion of a man's land, irrespective of severance, residential damage, &c., yet there is no doubt it will operate in a somewhat large degree, and in the case of compulsory sale for the purpose of small holdings there will not be the compensating advantages almost always attendant upon the construction of a railway. No man likes being obliged to part with what is his unless he gets a good price for it: the word "compulsion" sticks in his throat, and consequently his claim for compensation is upon the highest basis possible. A tribunal will either have to be especially created for the purpose of assessing what this compensation shall be, or the procedure laid down by the Land Clauses Act will be adopted, in both cases further increasing the cost of the purchase; for the seller cannot surely be asked to pay the cost of the transaction, but the State taking land compulsorily must pay the expenses incidental to such compulsion.

In the case of a jury composed of those resident in the neighbourhood being the instrument selected, such bodies being very probably largely drawn from the class of small owners and occupiers themselves, justice appears hardly likely to be done to the vendor.

The local authority, in buying land free of all restrictions at the highest price its owner can get and having to re-sell the same, fettered and clogged by all sorts of hard-

and-fast conditions, destroys by its own action a portion of its security. Land thus burdened with restrictive covenants cannot be so easily realised, nor can it realise so much, competition being narrowed down to one particular class, as land entirely free therefrom : indeed, the avowed object of Mr. COLLINGS' Bill is to shield the would-be small owner from open competition : the value of land will be artificially depreciated, in order that he may purchase on advantageous terms. I should say that in many cases the depreciation thus effected would equal the 25 per cent. of the original purchase-money to be paid down by the purchaser : thus the local authority will be left with no margin whatever for a further fall in the value of the holding by reason of reduced prices or other causes. The three-fourths of the purchase-money unpaid will probably represent the total value, and it would have to trust to the purchaser keeping his holding in as good a state of cultivation as when he bought it.

What would be its position in the event of a general fall in prices, or of a slovenly or unprincipled cultivator ? The more we consider the matter, the greater appears the risk of loss to the ratepayers. The impecunious or unprincipled cultivator is given an opportunity which, it is certain, some would take full advantage of. Take the case of a holding in a good state of cultivation when brought under the Act. A man having paid his fourth down might easily recoup himself, and have a considerable balance to the good, by selling off the whole of his produce for a year or two and making no return whatever : he would then decamp, leaving the authority to do the best it could with the land depreciated in value both by the artificial restrictions upon it and by its impoverished state.

It is not an exaggeration to say that, in cases, the value of a crop or two sold off will pay the value of the freehold.

What is to be the penalty for this sort of proceeding, or is the offender to go scot free? I know of no law under which he could be imprisoned or otherwise punished. That the local authorities, under compulsory powers, would become possessed of large quantities of land no one can doubt, and if under these circumstances the average price given for land were high, a demand would at once arise for a Land Court, as in Ireland, to compulsorily settle the price: a mode of procedure distasteful to our ideas as to freedom of contract in regard to land as in everything else, and from which, in England at least, we have hitherto been exempt. In Ireland, owing, indeed, to the existence of most exceptional circumstances, the laws of political economy and the principle of private ownership in land have been so ruthlessly disregarded by both parties in the State for a number of years past, that discussion thereon at this time of day is idle, but in this country it is an innovation for the State to compel a man to sell that which is his, and then arbitrarily by its own machinery to fix the price. It strikes a serious blow at private property in land, and is an unwarranted interference with the right of the British subject to use and deal with what is his own as he likes best. It will bring State ownership of all land, the pet dream of many, within the range of practical politics. The ball, once set rolling down the hill, is not easily stopped: it is impossible, in politics, to draw a hard-and-fast line and say, "Thus far shalt thou go and no farther"—the principle once conceded that it is right and desirable for the State to own land on a large scale, the demand for its further extension will become irresistible, it will be asked to become the owner of large holdings as well as of small, of urban as well as of rural properties; and our grandchildren may see the time when every square yard of land in this country is owned by the State, a position of affairs fatal to all individual enterprise and to all commercial and agricultural prosperity.

I have endeavoured to point out some of the dangers into which the concession of the principle of nominally State-created ownerships, but in reality State ownerships (for the small holder will actually be but a tenant of the State, with the local authority as its agent), may lead us, and I can sum them up briefly thus, viz. :—

The great risk of the loss to the ratepayers; the setting-up of the local authorities as agents for the State as landowners on a large scale; the endangering of our national position of agricultural supremacy by the destruction of the system under which it has been acquired; the possible creation of a race of pauper peasant proprietors and the great impetus given to all socialistic theories as to State ownership of land and its duties in relation to individuals.

I should wish to make it clear, however, that in making these remarks I have no animus whatever against the small freeholder or occupier, and I know of many such, the most industrious, hard-working, and deserving of men and worthy of every encouragement; but I cannot see that their artificial creation will tend to increase our national prosperity. Let there be some increase in their numbers, by all means, but let it be due to natural causes. If the demand for them be so great, it will gradually be supplied. If found profitable, large landowners will be willing gradually to cut up their farms into smaller ones; if not profitable, how can it be economically desirable?

If the desire for the acquisition of freeholds be so intense amongst the labouring class, means can be found of gratifying it. Let it rather be, for instance, through some extension of the Building Society Acts, by which freeholds may be acquired by means of a system of monthly or even weekly payments. I know personally numerous cases where small freeholds acquired by these means are almost daily springing up, in close proximity to a large town. I believe that,

although these Acts were originally intended to facilitate the purchase of urban rather than of rural properties, there is nothing in them to prevent their application to the latter: indeed, Mr. R. B. HALDANE, M.P.,¹ in his evidence before the Small Holdings Committee, stated that a society had actually been started in Haddingtonshire, under the Industrial and Provident Societies Act of 1876, for this purpose, and that a large number of well-to-do labourers and head-servants had considerable sums invested therein: the machinery was provided, but those desirous of becoming small owners were somewhat hanging back, waiting to see their way a little more clearly before embarking their savings in such an investment. I have, however, not been able to ascertain how the society has since succeeded. Should the demand be as great as stated, here is a means for its gratification through a private society without the requisition of State aid. It is worthy of note, however, that the recently-published Parliamentary return as to the sales of glebe effected under the Sales of Glebes Act, 1888, does not appear to show the existence of such a demand in any great degree. Up to the present time 108 sales have been effected, and in no solitary instance was there a purchaser of the labouring or artisan class, though due notice was given in each parish of the intended sale. In every practicable case the lands or some part thereof were offered in small quantities, but without result as far as regards their acquisition by the labouring class: the nearest approach thereto being the one stonemason and one bricklayer included in the list of purchasers.

It is probable that only the most thrifty and industrious would take advantage of the facilities offered by the societies referred to: these are the people, however, who are

¹ HALDANE, page 412, Report of Evidence, Small Holdings Committee.

most likely to succeed when in possession of their freeholds and to make the investment a success, and even without such aid, it is possible for them to better their position in the world. I know of many cases in which day labourers and private servants, having taken small quantities of land to start with, are now in possession of fair-sized farms, to all appearance prosperous, and no doubt able, had they preferred it, to purchase a smaller freehold instead of renting a larger one. I believe that men already exist in almost every parish throughout the country who, by means of extra thrift, shrewdness, hard work, or what not, have been able thus to better their position, and many more will, I hope, continue to do so.

We have not before us the details of the promised Government measure dealing with this subject, but the President of the Board of Agriculture, in his speech upon Mr. COLLINGS' Bill, so clearly recognised the conditions essential to success that we may feel assured the Bill, when it comes, will deal with the subject in the most practical and business-like manner. It is no doubt expedient for the Government to initiate legislation on this question, and I do not think, in the provisions of any Bill they may introduce, there will be much found to object to if we could only regard the measure as final; it is the subsequent results we have reason to be afraid of: what some of them may be, I have endeavoured to show.

I can only hope, in conclusion, that we shall not, for many years to come, see the compulsory principle introduced, that we shall have no further interference with freedom of contract between individuals, that land may not be further fettered and burdened with artificial restrictions, that the State may not, through the local authorities or any other means, further control our right of free dealing therewith, and that the natural causes of supply and demand and free

competition under which long experience has taught us all industries flourish most, may still be left to regulate matters agricultural.

Mr. D. WATNEY (Fellow) said he had the greatest pleasure in moving a hearty vote of thanks to Mr. ROLLESTON for his instructive Paper. Personally, he had not studied the provisions of the Bill referred to, and it was therefore very agreeable to him to have them explained. He thought Mr. ROLLESTON took rather too gloomy a view of the situation. Such a state of things as he prophesied was hardly likely ever to occur, but if it did there was little doubt that it would end in failure.

He had been desired by Mr. SQUAREY (Past President), who very much regretted his inability to stay, to express for him, in his absence, his fixed conviction that State-aided small holdings would not answer, and that the experience he had acquired as a director of the company formed by Lord WANTAGE fully confirmed this view.

He himself was very much in favour of small holdings. Holdings of from ten to thirty acres were generally let very readily, and, as a rule, the tenants grew more per acre than was produced on the adjoining large farms; but it must be borne in mind that such tenants very seldom indeed depended upon their holdings altogether for their living. There were many difficulties in the way of creating small holdings, and if it was proposed to create a given number in every parish by Act of Parliament, he felt convinced they were not at all likely to succeed. For instance, in the case of land bought at £30 to £40 per acre. When the expenses of purchase, &c., were added, it would be found that the annual amount to be paid, in the way of instalments (which might be called rent), could not be less than £1 an acre. But then

there would be no buildings on the land, and the interest on the buildings, &c., would be found to come to at least another £1 an acre, and the purchase of stock and implements would add another 10s. per acre. At the present time, when there were so many farms to let, he thought that anyone who tried the experiment of taking a large farm and cutting it up into small holdings, would find he had made a very decided mistake. It was necessary to have some pasture land, and everyone who had laid down pasture knew that it had to be done very carefully, and that six or eight years must elapse before it was good for much. Then, the fencing must be attended to, and a supply of water and the formation of roads would be necessary. If a farm were cut up into small occupations there must be roads to all of them, and he was sure that if the cost of all these matters were worked out the scheme would be found utterly impracticable.

He had a great horror of State-aided projects, which tended to pauperise the people, to make them look for help to others, and not to rely upon their own efforts, and, although he had a very great admiration for Mr. JESSE COLLINGS, he thought the Bill a badly-conceived one, and one which could not possibly lead to good results.

Mr. H. C. NEWMARCH (Fellow) said he seconded the vote of thanks with very great pleasure. The Members were always much indebted to anybody who took the trouble to compile a useful Paper, and especially such a one as this, which could not have been put together without a very great deal of thought and labour.

His own chief objection to State-aided or State-obtained holdings was that it was impossible to make a farmer, whether a small or larger holder, by Act of Parliament, any more than a competent surveyor or valuer could be created

by Act of Parliament. The mere fact of a man wanting to buy land was no evidence of his ability to farm it, and he thought this fact presented a grave objection to any scheme for giving local authorities such powers of dealing with it as were proposed in the Bill.

He entirely agreed as to the inadvisability of splitting up holdings to an unlimited extent. Wherever there was a legitimate demand for land, he believed that under the present system it could be supplied. There were already various Acts which enabled persons to acquire land:

He was far from saying there was nothing in the Bill worthy of consideration, for he was entirely in favour of persons obtaining land who really desired to do so, but he did not believe in the State helping to create an artificial demand.

He ventured to ask the reader of the Paper whether there was anything in the proposed Bill to prevent a particular man accumulating a number of these small holdings. The Act gave power to the occupier to mortgage the entire holding, or by a registered transfer to make a devise in favour of one person, but if one man should be the mortgagee of a number of small holdings, what was to prevent his coming into possession of the whole? Was there anything in the Bill to limit the acquisition of a large number of small holdings by one man? It seemed to him that such an end would be in direct opposition to the spirit of the Act, but he confessed he had not seen anything which prevented it.

MR. SILAS NICHOLLS (Visitor) said that he had served a regular apprenticeship to the trade of agriculture, and had since had a greater experience of its practical details than, apparently, had fallen to the share of the reader of the

Paper. He did not agree that small allotments could not pay. In the village in North Cornwall from which he came, from £10 to £15 rent an acre was paid for land which, in its crude state, would not appear as if it would pay to cultivate, but which, nevertheless, had been brought into a high state of perfection by the industrious man, his industrious wife, and with the help of that magnificent but much-abused animal, the pig. If a surveyor or an architect were carrying out some large work he first considered and estimated its cost by reducing it to its smallest details, and there seemed to him no reason why the agriculturist should not similarly deal successfully with those small details which went to make a profitable whole.

What, he believed, was really wanted was some central parochial means of dealing with the produce of the small holders' work. Tramways were wanted to link the farms with the towns and railways. A central factory should be erected where they could send their fruit to be preserved, vegetables to be pickled, pork to be cured, cattle to be slaughtered, and milk to be converted into various articles of food. But at present there were no such facilities. There was wanted some scientific system of keeping every particle of the produce in the parish till it was required, when it might be packed neatly and attractively, and regularly sent in small quantities by rail.

The small holders did not want to be State-aided at all. They had the power in their own hands of converting the parish into a hive of industry.

Mr. J. H. SABIN (Professional Associate) thought it very desirable that the statement should go forth, that the Institution did not look with any kind of disfavour upon small holdings. The experience of all connected with

agriculture would bear him out in this, that during the last 10 years there had been less trouble with small holdings than with larger ones.

There were, he thought, some districts where the creation of small holdings would never occur unless there were some measure of force exerted, whether of public opinion or of Act of Parliament. He apprehended that it was not the intention of the Bill that there should be a wholesale creation of small holdings throughout the United Kingdom, but that where circumstances were favourable, and where opportunity arose for their creation—there being now no means by which it could be brought about except by the initiative of the landowner himself—that the State should enable small holdings to be created. The working of the Allotment Acts showed that, wherever the voluntary principle could be brought into operation, there was no attempt to put the compulsory powers of the Act into force. He believed that the number of applications through the rural sanitary authorities for the appropriation of land for allotments had been very small indeed. The sanitary or rural authorities seemed to be very loth to embark in any kind of speculation; and he apprehended members of such boards would be too careful of their own interest to be impelled to adopt a course likely to be disastrous. It was certain that there might be small holdings on almost any soil. The author of the Paper had referred almost exclusively to Lincolnshire; but throughout many districts in Nottinghamshire, Derbyshire, Staffordshire, and Cheshire there were an immense number of small holdings created by the ordinary laws of supply and demand. On the heavy clays of Nottinghamshire small holdings had certainly not been so successful. He did not imagine that anyone would propose that a parish, say, in the wolds of Lincolnshire, should be cut up into small holdings, nor would

it be possible to create such holdings on Salisbury Plain. Where there were a large number of small holdings, in parishes in Staffordshire especially, there were the fewest paupers, and in such districts one might drive for miles along the road and be unable to point out a cottage where the occupier was in receipt of parochial relief; that was certainly a test of the success of small holdings.

It had been suggested a man would have to work much harder on his own freehold, but he was not sure that was an unmitigated evil. Hard work seldom killed, and the worry of small tenant farmers was quite as keen as the anxiety of small freeholders.

The keenest supporter of the Bill would probably admit that its monetary details were faulty. It could not be suggested that land could be bought to pay $2\frac{3}{4}$ per cent. plus 1 per cent. for sinking fund; and it was very unfortunate that those professing to assist the agriculturist did not consult some leading expert before putting their proposed schemes upon paper, for the public were apt to assume that gentlemen taking a lead in such a matter knew all about it, whereas the reverse was frequently the case. But, no matter what were the conditions under which such small holdings were created, no such experiment could be successful unless the right men were secured as tenants.

Mr. ROLLESTON, in reply, said his forecasts had been characterised as too gloomy. He could only hope they might prove to be so. He thought, however, that Mr. WATNEY had ended by agreeing with the views expressed in the Paper, for he mentioned various matters which would seem to prevent these State-created holdings being remunerative—such as the cost of water supply, of fencing,

of providing means of access, and so on—points upon which he had not touched because they were so familiar to the Members of the Institution.

As to the question whether a man might accumulate small holdings, the object of the Bill was that to no one person might more than 50 acres be sold, not at any particular time, but at any time.

With reference to mortgages, it would be seen that the local authority was the mortgagee to the extent of three-fourths of the purchase-money; and if several small holdings accumulated in the hands of the local authorities as mortgagees they would only be empowered to resell them in holdings not exceeding 50 acres. Under this Bill the only security for the mortgage was 25 per cent. of the purchase-money, paid down in cash. He did not think that was likely to be mortgaged to any considerable extent. The Bill did not prohibit a man from mortgaging the balance in case he could get money lent upon it, but it was very doubtful whether he would be able to do so. He could not under the Bill redeem the original charge and create another. A private individual could only have a mortgage second to the mortgage to the local authority.

He had not stated, as Mr. NICHOLLS supposed, that small allotments did not pay. What he had taken exception to was a system of State-created small holdings on a large scale; and Mr. NICHOLLS at the conclusion of his speech showed agreement with this view.

It had been said by one speaker that the trouble in the last ten years had been less with the small holdings than with the larger ones. That was a fact which admitted of no dispute. The same speaker, expressing his approval of the principle of the Bill, said that the voluntary system was very useful in bringing about by voluntary means ends

which could not be attained without it, and referred to the Allotment Acts in illustration. He (Mr. ROLLESTON) had not for a moment objected to the voluntary principle ; it was only when large compulsory powers were given, and an artificial demand for these holdings stirred up in the country, that dangerous results were to be feared.

He had expressly said in his Paper, "Small holdings already exist, and will, I hope, ever continue to exist, and increase in number owing to natural causes, where the surroundings are suitable, as in the case of the rich lands of the Island of Axholme," &c., and it was only the creation of small holdings by the State, under all sorts of conditions, that he thought was likely to prove disastrous to the community at large, and, judging from the remarks of those who had criticised his Paper, he thought the balance of opinion was in favour of the views he had expressed.

THE PRESIDENT, in concluding the discussion, said his experience extended over a long period of years, and he was sorry to say that it taught him that in Somersetshire, Devonshire, and Gloucestershire, especially in the Dean Forest, the small yeoman farmer (as he was called) was generally, after a time, worse off than the common labourer. He had but very little or no capital, and if bad seasons came, or when he lost a cow or a horse, he had no landlord to help him, but had to trust to outside help. His belief was that in the future, as in the past, the artificially created small freeholds would ultimately be bought up by the larger proprietors. There were many persons who, having saved a little money, or, for independence sake, were hungering after land, and would go to the State for aid to accomplish their object (where the land was good), and he only hoped that those who bought land with State

aid might reap a greater benefit than the small proprietors to whom he had referred.

The vote of thanks having been put and carried by acclamation, the Meeting was adjourned.

THE ANNUAL GENERAL MEETING,

Monday, May 25th, 1891.

ROBERT COLLIER DRIVER (PRESIDENT) in the Chair.

The Report of the Scrutineers, appointed at the Ordinary General Meeting of Monday, May 11th, 1891, under the provisions of Article XLII. of the Amended By-Laws, was read to the Meeting.

The Report declared that the following had been elected a
COUNCIL FOR THE ENSUING YEAR.

President.

ROBERT COLLIER DRIVER.

Vice-Presidents.

FRANCIS VIGERS	THOMAS CHATFEILD CLARKE
CHARLES JOHN SHOPPEE	DANIEL WATNEY

Members of Council.

JAMES MARTIN	WILLIAM MATHEWS
ALEXANDER MILNE DUNLOP	JOHN CROSS
CHRISTOPHER OAKLEY	JOHN F. L. ROLLESTON
ROBERT VIGERS	ARTHUR VERNON
THOMAS MILLER RICKMAN	HENRY DREW
ROBERT GEORGE CLUTTON	FRED. THOS. GALSORTHY
JOHN SHAW	ALBERT BUCK
ARTHUR GARRARD	HERBERT THOMAS STEWARD

Professional Associates of Council.

EDWARD SMYTH
JOSEPH HENRY SABIN

Associates of Council.

SIR RICHARD EVERARD WEBSTER, Q.C., M.P.
JOHN WOLFE BARRY

The Report of the Council on the state of the Institution and the statement of Receipts and Expenditure for the year 1890, were read.

IT WAS RESOLVED—"That the Report of the Council and the Balance Sheet be received and approved, and be printed and circulated with the 'Transactions.'"

IT WAS RESOLVED—"That the thanks of the Institution be given to Messrs. H. C. NEWMARCH and T. JONES for the efficient performance of their duties as Auditors, and that they be requested to continue their services for the ensuing year."

IT WAS RESOLVED—"That the thanks of the Institution are due and be given to the President, the Vice-Presidents, and the other Members and Associates of Council, for the able manner in which they have administered the affairs of the Institution."

IT WAS RESOLVED—"That the thanks of the Institution be given to Mr. JOHN WORNHAM PENFOLD (the Honorary Secretary), to Mr. JULIAN C. ROGERS (the Secretary), and the other Officers of the Institution for the able manner in which they have executed their several duties."

THE PRESIDENT presented the following Prizes won by Candidates in the Professional Examinations, 1891 :—

THE INSTITUTION PRIZE OF THE VALUE
OF £15 15s.

TO JOHN FRIENDSHIP BOWDEN, placed first in the
Students' Proficiency Examination, 1891.

THE SPECIAL PRIZE OF THE VALUE OF £10 10s.

TO HERBERT ARCHIBALD FINN, placed second in the
Students' Proficiency Examination, 1891.

THE CRAWTER PRIZE OF THE VALUE OF £10.

TO JOHN GEORGE HEAD, for the best work in the subject
of "Valuations" in connection with the Fellowship
Examination.

THE DRIVER PRIZE OF THE VALUE OF
£15 15s.

TO JOHN ARTHUR LLEWELLYN BEASLEY, placed first in the
Examination (1891) for Non-Student Candidates for the
Class of Professional Associates.

IT WAS RESOLVED—"That the thanks of the Meeting be given
to MESSRS. C. H. BEDELS, C. W. DRIVER, W. D. WATNEY (Fellows),
and to MESSRS. R. A. DASH and C. B. WOOD (Professional Asso-
ciates), for their services as Scrutineers."

A vote of thanks to THE PRESIDENT for his conduct in
the Chair having been passed unanimously, the Meeting
separated.

THE TWENTY-THIRD ANNUAL REPORT OF THE COUNCIL.

Annual General Meeting, May 25th, 1891.

The Council have the pleasure of submitting to the Members the usual Report on the state and progress of the Institution during the twelvemonth which closes to-day. Judged by any standard, the year has been marked by abundant evidences of prosperity. The increase in numbers, as will be seen by the subjoined table, has been greater than in any previous year, a fact due, to some extent, to the approaching change in the system of admission; but also, in a considerable degree, to the growing influence of the Institution, and the repute it enjoys as a Professional Society devoted to practical objects.

TABLE A.—INCREASE OF MEMBERSHIP.

	Honorary Members.	Fellows.	Professional Associates.	Associates.	Students.	Total.
May 1891	14	1,360	336	96	140	1,946
May 1890	15	1,080	310	89	123	1,617
	- 1	+ 280	+ 26	+ 7	+ 17	+ 329

The increase of 280 in the number of Fellows is accounted for by 259 elections and 43 transfers from the class of Professional Associates, less 10 deaths and 12 cessers of Membership.

The relatively small increase in the number of Professional Associates is due to the fact that during the year 43 Members were transferred to the Class of Fellows, while two died and 14 ceased to be Members.

The number of Associates remains, as a rule, much the same from year to year ; the increase of seven, notwithstanding two deaths and two cessers of Membership, is larger than in any recent twelve months.

The net addition to the number of Students has been 17.

It will be observed that there has been a large increase in the number of country Members during the year. The distribution of this increase among the various Provincial Districts is shown in Table F, page 440, of this Report.

The effect has been a satisfactory expansion of the Membership in several parts of England, at a distance from the Metropolis, in which the Institution has hitherto been rather scantily represented.

The loss of Members by death has, unhappily, been greater than in some previous years. By the decease of the Duke of BEDFORD the Institution has lost an Honorary Member who was a most munificent donor to the Library.

The annual growth of the Membership from the foundation of the Institution is shown in the following table:—

TABLE B.—YEARLY GROWTH OF MEMBERSHIP.

	Year.	Members (or "Fellows" after 1881).	Associates.		Students.	Total.
			Professional.	Ordinary.		
May	1869	162		38	2	202
"	1870	180		59	2	241
"	1871	192		65	2	259
"	1872	205		67	4	276
"	1873	225		74	5	304
"	1874	247		89	6	332
"	1875	275		101	11	387
"	1876	300		119	8	427
"	1877	310		133	11	454
"	1878	312		134	8	454
"	1879	330		146	10	486
"	1880	342		155	10	507
"	*1881	357		164	14	535
"	1882	480		235	7	722
"	1883	557	218	74	38	887
"	†1884	666	307	80	58	1121
"	1885	703	317	86	86	1192
"	1886	716	316	84	80	1196
"	1887	741	339	89	108	1277
"	1888	798	333	90	102	1323
"	1889	910	334	89	110	1443
"	1890	1095	310	89	123	1617
"	1891	1374	336	96	140	1946

* After August 1881 "Members" were designated "Fellows," and in 1883 "Associates" were divided into "Professional Associates" and "Non-Professional Associates."

† The Compulsory Examination for Professional Associates came into operation in 1884.

FINANCE.

The present financial position of the Institution will be seen from the Balance Sheet, and it will be sufficient for the purposes of this Report to comment on one or two items which perhaps need a few words of explanation.

The Subscriptions of Fellows and Associates of both classes and Students show a net increase of £659 for the year 1890 over the receipts under the same head for the previous year; and the letting of rooms for arbitration purposes an increase of £249, £130 of which was, however, earned in the year 1889, leaving a net increase under this head of £120 for the year.

Dividends from invested funds represent £336 in 1890, as against £306 in the previous year.

These amounts, with £41 from Examination sources, give a total revenue in 1890 of, approximately, £5,098, as against £4,119 in 1889—an increase of £979.

On the other side of the account, the expenditure on Rent, Rates and Taxes, Light and Water, and Salaries, was practically identical with that of the previous year. The item of repairs was smaller by £298 than in 1889, when it was swollen by a large outlay on the reconstruction of the drainage of the two houses occupied by the Institution. Stationery and postage show an increase of £61, accounted for, of course, by the growth of the membership.

Printing is the only item of expenditure in which there is an increase of a marked character, but it will be seen, on referring to the Council's Report at the close of last Session, that a sum of £285 8s. 6d., due in 1889 in respect of "Transactions" and "Professional Notes," remained unpaid at the turn of the year. Thus the account for 1889 represented only six months' printing expenses, while the present Balance Sheet covers eighteen months' expenditure under this head. The same causes account for a large proportion of the increased net cost of the Examinations. It may also be explained that it has been necessary during the year, owing to the large influx of Members, to enlarge the edition both of the "Transactions" and "Professional Notes" by several hundred copies, in order to maintain the usual stock in hand.

The Capital Receipts show an increase, amounting to £377, from Fellows' and Associates' entrance fees.

The Library Fund Receipts have been £67 in excess of the previous year.

The Council invested during the year the sum of £1,500 out of current balances, in Great Eastern Railway 4 per

Cent. Debenture Stock, and added the sum of £32 16s. 9d., representing the accrued interest on the Crawter Bequest, to the investment in North British Railway Preference Stock.

The following is a summary of the Balance Sheet referred to :—

TABLE C. SUMMARY.

RECEIPTS.			EXPENDITURE.		
	£	s. d.		£	s. d.
Revenue Balance in hand,			Total Payments out of Re-		
January 1st, 1890 . .	73	6 8	venue, Current Expenses .	3,689	3 9
Capital Balance in hand,			Purchase of Stock . .	1,499	5 0
January 1st, 1890 . .	78	5 8	Examinations . .	334	18 7
Total Revenue . .	4,763	7 0	Payments out of Capital,		
Transferred from Capital .	400	0 0	Repairs . .	50	7 6
Entrance Fees carried to			Furniture and Fittings .	3	12 6
Capital Account . .	1,122	9 0	Purchase of Stock . .	32	16 9
Interest . .	345	9 8	Transferred to Revenue .	400	0 0
			Capital Balance in hand,		
			December 31st, 1890 .	723	16 1
			Revenue Balance in hand,		
			December 31st, 1890 .	48	17 10
	<u>£6,782</u>	<u>18 0</u>		<u>£6,782</u>	<u>18 0</u>

The Receipts and Expenditure for the year 1891, up to the date of this Report, may be summarised as follows :—

TABLE D.

RECEIPTS.			EXPENDITURE.		
	£	s. d.		£	s. d.
Revenue Balance in hand			Payments out of Revenue—		
January 1st, 1891 . .	8	17 10	Current Expenses . .	2,105	10 9
Capital Balance in hand,			Examinations . .	215	11 6
January 1st, 1891 . .	723	16 1	Placed on deposit . .	500	0 0
Total Revenue . .	4,112	14 5	Purchase of £1,585 London		
Transferred from Capital .	800	0 0	and North Western Rail-		
Entrance Fees . .	725	11 0	way 4 % Debenture Stock	1,999	2 6
Interest . .	4	19 0	Revenue Balance in hand,		
			May 25th, 1891 . .	101	7 6
			Payments out of Capital—		
			Furniture and Fittings .	22	15 0
			Purchase of £390 Great		
			Eastern 4 % Railway		
			Debenture Stock . .	498	19 0
			Transferred to Revenue .	800	0 0
			Capital Balance in hand,		
			May 25th, 1891 . .	132	12 1
	<u>£6,375</u>	<u>18 4</u>		<u>£6,375</u>	<u>18 4</u>

The Liabilities at the present time do not exceed £150. During the portion of the year from Christmas last to the present date, the Council have made a further investment of £2,000 in the purchase of £1,505 London and North Western Railway 4 per Cent. Debenture Stock, and £500 in the purchase of Great Eastern Railway 4 per Cent. Debenture Stock, making the total Corporation Investments at the present date as follows:—

£3,545 4s. 9d. in $2\frac{3}{4}$ Consols, £1,445 in Great Eastern Railway 4 per Cent. Debenture Stock, and £1,505 in London and North Western Railway 4 per Cent. Debenture Stock on Revenue Account; £539 11s. 2d. in the same Stock, on Library Account; £9,030 7s. 11d. in New $2\frac{1}{2}$ per Cents., on Capital Account; and £254 in North British Railway Preference Stock, on account of the Crawter Bequest, making a total of £16,309 3s. 10d.

EXAMINATIONS.

The number of Candidates for the Preliminary Examinations, as will be seen from the subjoined Table, shows a large increase over the number of any previous year.

TABLE E. EXAMINATIONS.

Years.	Preliminary Examinations.			Professional Examinations.		
	Candidates.	Passed.	Percentage.	Candidates.	Passed.	Percentage.
1881	13	6	46·15	2	1	50·00
1882	30	17	56·66	—	—	—
1883	44	22	50·00	25	22	88·00
1884	51	30	58·82	36	23	63·89
1885	46	37	80·43	43	31	72·09
1886	46	34	73·26	56	38	67·85
1887	53	39	73·58	58	45	77·59
1888	48	39	81·25	73	52	71·23
1889	51	41	80·39	71	51	71·83
1890	53	44	83·01	96	70	72·91
1891	76	60	78·94	92	68	73·91
TOTALS	511	369	72·21	553	401	72·51

Of the total number (92) of Candidates for the Professional Examinations, 55 were from the Provinces, and 37 from London.

The total number of marks obtained by all Candidates in the Professional Examinations of this year was 59,374, out of a possible maximum of 101,000, or 58·78 per cent.

The 22 Student Candidates (Division II.) obtained an aggregate of 13,218 marks out of a maximum of 22,000, or 60·00 per cent.; the 45 non-Student Professional Associate Candidates (Division III.), 32,110 out of a possible 54,000, or 59·46 per cent., while the 25 Fellowship Candidates (Division IV.) gained 14,046 marks out of a maximum of 25,000, or 56·16 per cent.

Taking the Candidates under the respective heads of Land-Agency, Valuation, and Building, being the three Sub-Divisions under which they were examined, the 35 Land-Agency Examinees obtained 22,604 marks out of a maximum of 38,600, or 58·55 per cent.; the 41 Valuation Candidates 25,415 marks out of 44,200, or 57·48 per cent.; and the 16 Building Candidates 11,353 out of 22,200, or an average of 51·17 per cent.

The Institution Prize of £15 15s. was won by a Student Candidate in the Land-Agency Sub-Division with a total of 787 marks out of a possible 1,000, and a Student Candidate in the Valuation Sub-Division won the second prize of £10 10s. with 774 marks out of the same maximum. The Driver Prize of £15 15s. was gained by a non-Student Candidate in the Land-Agency Division with the high aggregate of 1,028 marks out of a possible 1,200.

The Crawter Prize has been this year awarded for the best work in the subject "Application and Use of Valuation Tables" in the Fellowship Division, and was gained by a Candidate in the Valuation Sub-Division with 91 per cent. of the marks obtainable in this subject.

The first of the Special-Certificate Examinations in Forestry and in Sanitary Science were held on the 17th,

18th, and 19th of June, 1890. Six Candidates presented themselves in the subject of Forestry, of whom two passed, and five in Sanitary Science, of whom only one satisfied the Examiners. It was not expected that any large number of Candidates would at first submit themselves to an ordeal which is more a test of practical experience than of theoretical knowledge, and several years will elapse before much progress as regards these Examinations can be looked for. The Council do not, therefore, propose to hold another Special-Certificate Examination until 1892, if a sufficient number of Candidates have then accumulated to justify them in putting the rather expensive machinery again in motion.

As on many previous occasions, the Council have to express their deepest obligations to many distinguished Members of the Institution who have undertaken the arduous duties of Examiners, and who have, by so doing, added greatly to the *prestige* as well as the success of the system to which the destinies of the Institution are committed after the present Session. It is doubtful whether any professional society has ever before received more ungrudging and unselfish services from its members than those rendered by the Honorary Examining Staff of the Institution during the past ten years. Special thanks are due in this connection to :—

Mr. F. MEADOWS WHITE, Q.C., Mr. F. A. PHILBRICK, Q.C., Mr. WHEELER, Q.C., Mr. E. J. CASTLE, Q.C., Mr. WILLIS BUND, Mr. G. J. BROWN, Mr. T. A. DICKSON, Mr. W. EVE, Dr. W. FREAM, Mr. E. B. I'ANSON, Mr. H. JONAS, Mr. C. J. MANN, Mr. T. JONES, Mr. R. E. MIDDLETON, Mr. A. R. STENNING, and Mr. J. WIGRAM, as well as to colleagues on the Council who have performed important duties of the same character; also to Messrs. BERTWISTLE, HOLDEN, and BRIDGFORD for their services at the branch Preliminary Examination held at Manchester.

PROVINCIAL COMMITTEES.

There has been no addition to the number of Provincial Committees, but a re-arrangement of some of the districts with a view to better facilities of railway communication is in contemplation. Valuable Papers have been read at some of the meetings of these Committees, and those of general interest have found a wider audience through the medium of the "Professional Notes."

The recent large influx of Members practising in the Provinces has thrown a considerable amount of extra work upon the hands of many of the Provincial Chairmen, and the Council take this opportunity of tendering them, in the name of the Institution, warm thanks for their services in this direction, and for the admirable way in which they have conducted the business of their respective centres.

The following table shows the growth of the Fellowship of the Institution in the different Provincial Districts during the past year, but does not include Surrey and West Sussex, no Committee having yet been formed for that District.

TABLE F. PROVINCIAL COMMITTEES.

Committee.	Chairman.	No. of Members.	
		1890.	1891.
A Northern Counties - - - -	Mr. W. J. Heskett -	35	40
B Counties Palatine - - - -	" J. W. Fair -	64	74
C Yorkshire - - - -	" Mr. R. Horsfall -	40	61
D Salop, Hereford, Radnor, and North Wales - - - -	" T. H. Thursfield -	41	45
E Derby and Stafford - - - -	" E. A. Foden -	26	31
F Notts and Lincoln - - - -	" W. Wright -	35	45
G Monmouth and South Wales - -	" J. M. Davies -	18	22
H Warwick, Worcester, and Gloucester	Major W. T. E. Fosbery	50	52
I Leicester, Northampton, and Rutland	Mr. H. Humphreys -	30	39
J Cambridge, Huntingdon, Norfolk and Suffolk - - - -	" C. Bidwell -	26	46
K Berks, Bucks, Oxon, and North Wilts	" R. Castle -	48	52
L Beds, Essex, Herts, and Middlesex -	" G. B. Hilliard -	34	42
M Devon and Cornwall - - - -	" J. G. Cooper -	29	35
N Somerset, Dorset, and Bristol - -	" E. Hippisley -	29	39
O Hants and South Wilts - - - -	" F. Arnold -	52	66
P Kent and East Sussex - - - -	" G. Langridge -	57	64
		614	753

Showing a total increase in these districts of 139 Fellows, or over 22 per cent. during the year.

JUNIOR MEETINGS.

A second series of four Junior Meetings, authorised by the Council, has been held during the Session which closes to-day. These gatherings have elicited several Papers and discussions of considerable merit, and there is every reason to believe that the objects in view are being satisfactorily fulfilled.

PUBLICATIONS.

The 23rd volume of the "Transactions," just completed, contains excellent Papers, marked by variety of subject and practical value of the highest order. As in previous years, the Council have taken into consideration, in the selection of Papers, the various branches of practice represented in the Membership of the Institution. The question of "Agricultural Labour" was fully treated in Mr. DICKSON's Paper; the "Rights and Liabilities of Adjoining Owners with regard to Highways," in Mr. HODGE's Paper; the "Cost of Wheat Growing," in Professor WRIGHTSON's Paper; "Recent Legislation as to Buildings and Streets in London," in Mr. HUDSON's Paper; the "Law as to the Occupation of Houses, in Flats," in Mr. CLODE's Paper; a description of the "Present Work of the Land Registry" was given in a Paper by Mr. FORTESCUE BRICKDALE, to whom as a non-member the special thanks of the Council are due; the subject of "Estate Fencing" was dealt with in Mr. VERNON's paper, and the vexed question of "Small Holdings," in Mr. ROLLESTON's Paper. These contributions, with the discussions incidental to them, fully occupied the whole of the twelve Ordinary General Meetings, and together fill a substantial volume of between 500 and 600 pages.

The 4th volume of the "Professional Notes" has been completed during the Session, also forming a book of over 500

pages. The production of the volume involved an expenditure of over £400. The Council have been gratified by receiving many testimonies from the Members to the value of this publication. They trust that both the "Professional Notes" and the "Transactions" may continue to receive the support of the Members, so that the published literature of the Institution may fully reflect current knowledge on all the great variety of subjects with which the profession is concerned.

LIBRARY.

The Council have made some interesting additions to the Library during the year, and the liberality of the Members has added several valuable works to the collection.

As stated in the last Report, the time is approaching when some provision must be made for the enlargement of the shelf room for the Library, all available wall space being now occupied.

GENERAL.

The Council have carefully watched the progress of legislation in Parliament, but, as most of the Bills with which the profession is concerned were mere revivals of Bills introduced in former Sessions, it has not been considered necessary to supplement previous action respecting them.

New By-Laws, framed under the powers of the Metropolitan Management and Building Acts Amendment Act, 1878, and the London Council General Powers Act, 1890, submitted to the Institution under the 16th Section of the former Act, have received careful attention, and a memorandum embodying recommendations respecting them has been recently forwarded to the London County Council and to the SECRETARY OF STATE, as directed by statute.

A correspondence has taken place between the Council and the Board of Agriculture with reference to Forestry Education, which it is believed will result in an arrangement whereby the Special Forestry Examinations of the Institution may be conducted under the *imprimatur* of, and in co-operation with, that Board.

At the request of the Royal Commissioners on Tithe Rent-Charge Redemption, the Council, through the medium of the Provincial Committees, have collected a large amount of valuable information with reference to the fall of rents during the last fourteen years, which has been tabulated and forwarded to the Commissioners. The thanks of the Council are due to the large number of Members throughout England and Wales who have so willingly placed their knowledge and experience at their service for the purposes of this return.

It only remains to remind the Members that in the course of less than three months from the present date the Institution enters upon a new epoch of its existence.

During the few weeks that remain it is hoped that any qualified Surveyors (especially the partners of present Members) will avail themselves of this last opportunity of joining the Institution under the expiring practice qualification.

The Council also appeal to Members to urge upon their pupils and professional assistants the importance of qualifying by examination for Membership, thus laying a broad and strong foundation for the development of the Institution in future years.

In conclusion, they beg to heartily thank the Members for the confidence and support so generously extended to them during the year.

RECEIPTS.				REVENUE			
		£	s. d.	£	s. d.	£	s. d.
1890.							
1023 Fellows' Subscriptions for 1890, at £3 8s.	-	-	-	3,222	9 0		
8 " " in advance for 1891, at £3 8s.	-	-	-	25	4 0		
24 " " arrears at £3 8s.	-	-	-	75	12 0		
1 " " part paid	-	-	-	1	11 6		
						3,324	16 6
354 Professional Associates' and Associates' Subscriptions for 1890, at £2 2s.	-	-	-	743	8 0		
2 Professional Associates' and Associate's Subscription in advance for 1891, at £2 2s.	-	-	-	4	4 0		
41 Professional Associates' and Associates' Arrears at £2 2s.	-	-	-	86	2 0		
1 " " part paid	-	-	-	1	1 0		
						884	15 0
86 Students' Subscriptions for 1891 at £1 1s.	-	-	-	90	6 0		
3 " " arrears, at £1 1s.	-	-	-	3	3 0		
						98	9 0
Hire of Arbitration Rooms	-	-	-	-	-	4,253	0
Dividends	-	-	-	-	-	469	7
Transferred from Capital	-	-	-	-	-	335	11
Fees for Special-Certificate Examinations	-	-	-	-	-	400	0
Cash at Bankers and in hands of Secretary, January 1st, 1890	-	-	-	-	-	40	19
						73	6

INSTITUTION.

THE YEAR ENDING DECEMBER 31ST, 1890.

Cr.

ACCOUNT.

		EXPENDITURE.			
890.				£ s. d.	£ s. d.
ance, Rates, and Taxes	- - - - -	- - - - -	- - - - -	375 7 6	
Light, and Water	- - - - -	- - - - -	- - - - -	210 13 2	
				79 12 2	665 12 10
irs	- - - - -	- - - - -	- - - - -	- - - - -	35 12 0
inery, Postage, and Receipt Stamps, Books of Account, Publications, &c.	- - - - -	- - - - -	- - - - -	- - - - -	326 7 3
ies and Wages	- - - - -	- - - - -	- - - - -	- - - - -	1,306 16 10
ehold Effects, Housekeeper's Petty Cash Expenses, Tea, Coffee, and Sundry Disbursements	- - - - -	- - - - -	- - - - -	- - - - -	252 15 4
inations—Examiners' Fees	- - - - -	- - - - -	- - - - -	£167 13 6	
Printing, Lithography, Hire of Instruments, and Sundry Disbursements	- - - - -	- - - - -	- - - - -	234 0 7	
				401 14 1	
Less Candidates' Fees forfeited	-	£90 6 0			
Sale of Examination Rules	-	13 6 0			
				103 12 0	
Prizes	- - - - -	- - - - -	- - - - -	298 2 1	
				36 16 6	334 18 7
ication of "Transactions"—Printing and Lithography	- - - - -	- - - - -	- - - - -	519 7 6	
Binding	- - - - -	- - - - -	- - - - -	26 16 0	
Reporting	- - - - -	- - - - -	- - - - -	44 12 6	
				590 16 0	
Less Sale of "Transactions"	- - - - -	- - - - -	- - - - -	28 14 0	562 2 0
ication of "Professional Notes"—Printing and Lithography	- - - - -	- - - - -	- - - - -	299 9 0	
Less Sale of "Professional Notes"	- - - - -	- - - - -	- - - - -	17 15 0	
					281 14 0
base of £1,155 Great Eastern Railway 4 per Cent. Debenture Stock	- - - - -	- - - - -	- - - - -	- - - - -	1,499 5 0
ral Printing	- - - - -	- - - - -	- - - - -	- - - - -	246 4 6
Charges	- - - - -	- - - - -	- - - - -	- - - - -	31 19 0
at Bankers and in hands of Secretary, December 31st, 1890	- - - - -	- - - - -	- - - - -	- - - - -	48 17 10
					<u>£5,572 5 2</u>

ACCOUNT.

base of Furniture and Fittings	- - - - -	- - - - -	- - - - -	- - - - -	£ s. d.
ations to Premises	- - - - -	- - - - -	- - - - -	- - - - -	3 12 6
base of £26 North British Railway Preference Stock	- - - - -	- - - - -	- - - - -	- - - - -	50 7 6
ferred to Revenue	- - - - -	- - - - -	- - - - -	- - - - -	82 16 9
nce at Bankers, December 31st, 1890	- - - - -	- - - - -	- - - - -	- - - - -	400 0 0
					723 16 1
					<u>£1,210 12 10</u>

ACCOUNT.

base of Books, Maps, &c.	- - - - -	- - - - -	- - - - -	- - - - -	£ s. d.
nce at Bankers, December 31st, 1890	- - - - -	- - - - -	- - - - -	- - - - -	40 8 0
					362 3 6
					<u>£402 11 6</u>

ARY.

ue	- - - - -	- - - - -	- - - - -	- - - - -	£ s. d.
tal	- - - - -	- - - - -	- - - - -	- - - - -	5,523 7 4
ary	- - - - -	- - - - -	- - - - -	- - - - -	486 16 9
nces at Bankers and in hands of Secretary, December 31st, 1890	- - - - -	- - - - -	- - - - -	- - - - -	40 8 0
					1,134 17 5
					<u>£7,185 9 6</u>

ABILITIES.

Quarter's Rent to Christmas 1890	- - - - -	- - - - -	- - - - -	- - - - -	£ s. d.
ing and various Accounts unpaid	- - - - -	- - - - -	- - - - -	- - - - -	96 5 0
nce	- - - - -	- - - - -	- - - - -	- - - - -	513 16 1
					27,040 4 4

Examined with the Books and Vouchers, and found correct,

th May, 1891.

H. C. NEWMARCH.
THOS. JONES.

£27,650 5 5

APPENDIX TO VOL. XXIII.

Obituary.

ARTHUR JOSEPH EDWIN ARCH (Fellow) was born at Brockley Hill on 4th August, 1862. He was educated at Dulwich College and King's College School. He was for many years in the office of the firm of Messrs. MARSH, MILNER, & Co., of Cannon Street. In 1885 he joined the staff of the Rio Tinto Mines, being engaged for two years in surveying various parts of the works and surrounding villages. He left Spain in August 1887, to proceed to Tientsin, China, on the construction of the China Railway. In December 1888 he was appointed Resident Superintendent of the Punjom and Sunghie Dua Samantan Mines, in the Malay Peninsula. His services were also engaged to examine and report on various mining concessions in the Sultanate of Johore. He was afterwards appointed to superintend the operations carried on by the Malay Peninsula Prospecting Company. At Christmas last he returned to England from the East, and early this year left for Brazil, to join the staff of the Brazilian Imperial Railway Extension. He was drowned by misadventure in the Rio Parraguassu, near Bahia, on the 23rd of March.

Mr. ARCH passed the Professional Associates' Qualifying Examination in April 1885, and was elected to that class on December 7th, 1885. He also passed the Fellows' Quali-

fyng Examination in April 1887, and was elected to the Class of Fellows on December 5th, 1887.

Mr. ARCH was also an Associate Member of the Institute of Civil Engineers.

EDMUND BECK (Fellow) was trained by his father as a land-agent, valuer, and agriculturist. Before his appointment as Agent to the Prince of WALES' estate at Sandringham, he carried on a considerable general practice at Oxwich, near Fakenham. It was, however, as the genial and courteous Agent at Sandringham that he was best known to the members of the profession. In this position he threw himself, with his customary ardour, into the task of improving and developing the property, with what complete success is well known to those who have enjoyed the advantage of inspecting it in his company. Mr. BECK manifested the keenest interest in the shorthorn herds and stud of shire horses at Sandringham, which were greatly improved under his management.

Mr. BECK was elected a Fellow of the Institution on the 5th May, 1884, and on the formation of the Norfolk and Suffolk Provincial Committee in August 1888 was nominated by the Council convener of the first meeting of the Committee held at Norwich in the same month, when he was unanimously elected Provincial Chairman—a position he continued to hold until the counties of Huntingdon and Cambridge were added to the district in May 1890.

Mr. BECK's death supervened upon an attack of pleurisy on March 7th, 1891, in the 61st year of his age.

JAMES BROOK (Fellow) was articled to the late Mr. THOMAS BROOK, of Huddersfield, and at the expiration of his articles went to Puerto Rico, where he remained

about eighteen months, surveying for a proposed line of railway.

After his return to England he joined Mr. THOMAS BROOK in business, but in 1882 dissolved partnership and associated himself with Mr. DRANSFIELD under the style of BROOK & DRANSFIELD.

He was a Member of the Yorkshire and North of England Land-Agents and Surveyors' Association, and was elected a Fellow of the Institution in 1874. He died December 4th, 1890, aged 49 years.

ALFRED JOE BURROWS (Fellow), of Pluckley, near Ashford, was born in Gloucestershire, where he received his first training in agriculture. When old enough to start in business for himself, he settled at The Grange, Ledbury, Herefordshire, where he became Agent to the extensive Hope End Estate, and was entrusted with other professional work of a similar nature. He was also a large hop grower on his own account. Some seventeen years ago he came into Kent, having been engaged by Sir E. C. DERING, Bart., to manage his estates at Surrenden Dering, Romney Marsh, and elsewhere. Subsequently he was entrusted, by the owner, Sir J. HONYWOOD, Bart., with the control of the Evington Estate, and other properties were likewise committed to his care. The Commissioners of Woods and Forests entrusted him with the duty of reporting upon forests, and he did valuable work for the department in connection with Epping Forest. He was a regular contributor to more than one periodical, and published several books and pamphlets on agricultural topics. At Surrenden Dering he had under his control not only the largest acreage of the finest hop ground in the country, but considerable stretches of well-timbered parks and woods. He possessed a somewhat special knowledge of road-making, a subject upon

which he read a Paper before the Institution, as well as one upon "Romney Marsh." Mr. BURROWS had been in ill-health for some few months, and finally succumbed to a complication of pleurisy and other disorders on the 20th of January, 1891, in the 60th year of his age.

JOHN GALPIN (Fellow) was born on January 5th, 1825, in St. Mary Magdalen Parish, Oxford, and received his early education at the Blue Coat School. In 1854 he was appointed City Surveyor of Oxford under the old Paving Commissioners. He retained this position until the disestablishment of the Commissioners, and occupied a similar office for some years under the now defunct Local Board, subsequently going into business on his own account, and resigning his appointment as Surveyor. In 1878 he was elected an Alderman of the Corporation, and in 1872 was appointed Sheriff. This was followed by his election as Mayor in 1873. In 1879 Mr. GALPIN was again elected Mayor. He was also for some years an active and efficient member of the Local Board, and in the carrying out of the great drainage scheme, which was then in progress, his energy and practical knowledge were of great service to the City. His death took place at Oxford on Monday, 16th March, 1891, in the 66th year of his age.

HENRY LINAKER (Fellow), of Frodsham, had extensive business connections in Cheshire, Herefordshire, and other counties, and rendered much valuable service to the agricultural interest in his district. Upon the passing of the Act of Parliament under which highways are now administered he was appointed Clerk to the Dewsbury Highway Board, of which Viscount Cross was the first Chairman. That appointment he continued to hold until his death,

which took place on March 16th, 1891, in the 70th year of his age.

ALEXANDER MARSHALL PEEBLES (Fellow) was born in 1840 at Dalsholm, near Glasgow. He was articled to Mr. T. SMITH, Architect to the late Marquis of SALISBURY, and subsequently entered the office of Mr. H. BAKER, District Surveyor of St. Pancras and Surveyor to the Kentish Town Estates of St. John's College, Cambridge. He was afterwards for many years District Surveyor for North Marylebone, and for a few months for East Hampstead, and in December 1887 was appointed Architect to the Corporation of London, which office he retained until his death on 21st May, 1891, at the comparatively early age of 52 years.

Mr. PEEBLES was elected a Fellow of The Surveyors' Institution in February 1883.

He carried out many important and well-known works and held several public appointments; and his death, which occurred, by a remarkable coincidence, on the fourth anniversary of that of his predecessor, Sir HORACE JONES, leaves vacant a post which was, perhaps, never better filled than during his short tenure.

FRANCIS CHARLES HASTINGS RUSSELL (Hon. Member), 9th Duke and Earl of BEDFORD, Marquis of TAVISTOCK, Baron RUSSELL of CHENEYS, Bucks, Baron RUSSELL of THORNHAUGH, and Baron HOWLAND of STREATHAM, Surrey, in the peerage of England, was the eldest son of the late Major-General Lord GEORGE WILLIAM RUSSELL (son of JOHN, 6th Duke), by his marriage with ELIZABETH ANNE, only child of the late Hon. J. THEOPHILUS RAWDON, and was born October 16th, 1819. In 1844 he married his

cousin, Lady ELIZABETH SACKVILLE WEST, eldest daughter of the 5th Earl DE LA WARRE, who was Mistress of the Robes to the QUEEN from 1880 to 1883, when Her Grace was appointed an Extra Lady of the Bedchamber to the QUEEN. The late Duke succeeded to the title and estates on the death of his cousin WILLIAM, eighth Duke, in May 1872. He was formerly in the Army, having entered the Scots Fusilier Guards in 1838, but retired from the service in 1844. Five years later he was appointed Major of the Bedford Militia, and became Colonel of the 1st Battalion of the Bedfordshire Rifle Volunteers in 1860. He was M.P. for Bedfordshire from 1847 till his succession to the dukedom in 1872. He was made a Knight of the Garter in 1880, and in 1884 was appointed Lord-Lieutenant of Huntingdon.

In February 1874, soon after his succession to the title, happening to see in the Bedford Office a list of "Desiderata" for the Institution Library, he, with spontaneous liberality, presented to it a series of rare and costly County Histories, which are among the most valuable features of the Collection. As a mark of appreciation, His Grace was soon afterwards elected an Honorary Member of the Institution, and remained so until his death, which took place in London on the 14th of January, 1891, in the 72nd year of his age.

THOMAS JOHN TURNBULL (Fellow) served his articles with Mr. Fox, of Leeds, and then entered the office of his uncle, Mr. JOHN MAUGHAN, who was then Agent to the Marquis of AILESBUURY'S Estates, and to whom he subsequently became Sub-Agent, holding at the same time the Agency of the late Mr. R. C. L. BEVAN, of Fosbury. In 1863 the Earl of SHAFTESBURY appointed Mr. TURNBULL Agent to his Dorsetshire Estate at St. Giles, which appointment he held until 1889, after which he became Consulting Agent, and retired from the active management of the

property. On leaving St. Giles, Mr. TURNBULL established himself as a general practitioner in Salisbury—a convenient centre for his work as an Inspector under the Board of Agriculture.

Mr. TURNBULL also for many years managed the Estates of Lady ADELA GOFF, of Hale Park, and shortly before his death was appointed Agent to Mr. NICHOLSON, of Basing Park, Hants. He had also held several other important Agencies, the principal of which were those of Lord TEMPLEMORE (until the Estates were sold), those of the late MARCHIONESS of Waterford, and of the late GENERAL STUART, up to the time of their decease.

THOMAS WARING (Fellow) was born in the year 1825 at Wheatley Hall, Woolley, in the West Riding of Yorkshire, where the family had held land under the Wentworths for five generations, and from which his immediate progenitor opportunely retired 25 years ago, with a prescience of the bad times then threatening for the agricultural interest. He was educated at Leeds and at the West Riding Proprietary School at Wakefield. He commenced professional life as a pupil with Mr. HENRY CLARKSON, the Surveyor of the North Midland Railway and the Yorkshire part of the Manchester and Leeds Railway. By dint of hard work on Parliamentary surveys and plans, in connection with the London and York Railway, under Sir WILLIAM CUBITT, and the North Midland, under Mr. SWANWICK, varied with tithe surveys and the general work of an engineering surveyor's office, Mr. WARING acquired great technical skill and habits of attention and work which came under the notice of Mr. ROBERT STEPHENSON, who, with Mr. T. L. GOOCH, was Engineer to the Leeds and Bradford and Extension Railways, then in course of construction. This led to Mr. WARING's engagement,

in the office of Mr. F. M. YOUNG, the Resident Engineer, an employment in which he remained for seven years. Mr. WARING then entered into an engagement with Mr. YOUNG (who went into partnership with Mr. GEORGE BOULTON, a railway contractor), and became Contractor's Engineer to the firm, and carried out contracts on the Leeds Waterworks extensions, under Mr. J. W. LEATHER; on London and North Western Railway Branches, under Mr. WOODHOUSE; on the Furness Railway, and Ulverston and Lancashire Railway, under Messrs. M'CLEAN & STILEMAN and was concerned in heavy arbitrations at Sunderland Docks and other places, gaining an amount of knowledge and experience which, but for the allurements of a quiet life at Cardiff, might have been made more use of. In the autumn of 1854, Mr. GOOCH taking charge of collieries in the North of England, the post of Resident Engineer on the Cardiff sewers became vacant, and, on the recommendation of Mr. HAWKSHAW, the Local Board of Health gave Mr. WARING the appointment. The office of Surveyor to the Board also falling vacant in the following year, the Council, having satisfactory experience of Mr. WARING's ability and zeal, offered to combine the sewer engineering with the surveyorship, and an arrangement was come to which resulted in his holding the office until 1873, and through a momentous period of the town's history. He was one of the Promoters, the Architect, and Secretary of the Cardiff Baths Company, since merged in the Corporation; joint Architect of the new Cemetery, the result of a competitive design; and joint Architect of the Royal Hotel with Mr. C. E. BERNARD. Mr. WARING was a Member of the Institution of Civil Engineers, and of the South Wales Institute of Engineers. For several years he was Surveyor to the Canton and Roath Boards of Health, and Chief Engineer for the Cardiff Rural Sanitary Authority. He acted as

Engineer to the Borough of Aberavon, laying out their system of sewerage, and subsequently carrying out the water supply. He was also Agent to the Stacey Estates, and Building Agent to The Heath, Roath Court, and Penlyne Castle Estates, and in addition carried on a varied business in arbitration and other matters. His death took place in London on Friday, 24th April, 1891.

Mr. WARING was one of the oldest Members of the Institution, his election dating as far back as January 1869.

LIST OF DONATIONS AND CONTRIBUTIONS
TO THE LIBRARY
FROM JUNE 1st, 1890, TO JUNE 1st, 1891.

DONATIONS OF BOOKS, MAPS, &c.

DONORS.	TITLE OF WORK.
<i>Agricultural Gazette</i> , Editor of the	{ "The Agricultural Gazette," 1890-91.
Andrew, T. H.	{ Carter's "Ancient Architecture of England."
<i>Architect</i> , Editor of the	"The Architect," 1890-91.
Bath and West of England Society	{ "Journal," 1890-91.
Boyd, J. J.	Taunton's "Coventry."
Boyle, E., & G. Humphreys Davies	{ "Principles of Rating." E. Boyle and G. Humphreys Davies.
<i>British Architect</i> , Editor of the	{ "The British Architect," 1890-91.
Buck, A.	Rudder's "Gloucestershire," 1779.
<i>Builder</i> , Editor of the	"The Builder," 1890-91.
<i>Building News</i> , Editor of the	{ "The Building News," 1890-91.
Civil Engineers of Ireland	"Transactions." Vol. XX.
Colbourn, H. J.	{ Batteley's "Antiquitates Rutupinæ," 1745. Walker's "Wisbech," 1849.
	{ "Public Institutions: their Engineering, Sanitary, and other Appliances"
	"Treatise on Modern Steam Engines and Boilers"
	"Treatise on the Working and Management of Steam Engines and Boilers"
Colyer, F.	{ "Treatise on Water Supply, Drainage, and Sanitary Appliances of Residences"
	"Gasworks: their Arrangements, Construction, Plant, and Machinery"
	"Breweries and Maltings: their Arrangements, Construction, Plant, and Machinery"

F. Colyer.

DONORS.	TITLE OF WORK.
<i>Contract Journal</i> , Editor of the	“The Contract Journal,” 1890-91.
<i>Estates Gazette</i> , Editor of the	“Treatise on Land Agency.” R. M. Garnier.
Farmers’ Club	“Journal,” 1890-91.
<i>Field</i> , Editor of the	“The Field,” 1890-91.
Fream, Dr. W.	“Treatise on Soils and their Properties.” W. Fream.
Greenwood, C.	“History of the Parish of Christ Church, Surrey.” W. J. Meynott. “Report of Property, &c., of Christ Church.” C. Greenwood.
Gribble, T. G.	“Preliminary Surveys and Estimates.” T. G. Gribble.
Hartig, Dr. R.	“Timbers, and how to grow them.” R. Hartig.
<i>Horticulture, Journal of</i> , Editor of the	“The Journal of Horticulture,” 1890-91.
Hudson, A. A.	“Building Contracts.” A. A. Hudson.
Institution of Civil Engineers	“Proceedings,” 1890-91.
Institution of Mechanical Engineers	“Proceedings,” 1890-91.
<i>Iron</i> , Editor of	“Iron,” 1890-91.
Junior Engineering Society	“Proceedings,” 1890-91.
<i>Land and Water</i> , Editor of	“Land and Water,” 1890-91.
<i>Land Agents’ Record</i> , Editor of	“The Land Agents’ Record,” 1890-91.
Lockwood & Co.	“Builder’s Price Book,” 1891.
London and Middlesex Archæological Society	“Transactions,” 1890-91.
Malden, W. J.	“Tillage and Implements.” W. J. Malden.
Martin, W.	Marriott’s “Hydrostatics.”
<i>Metropolitan</i> , Editor of the	“The Metropolitan,” 1890-91.
Minister of Public Works of Rome	“Journal of the Civil Engineers of Rome,” 1890-91.
Neale, G. J.	“Neale’s Abbey Church of St. Albans”
New South Wales Association of Surveyors	“Journal.” Vol. 3.
North of England Institute of Mining and Mechanical Engineers	“Transactions,” 1890-91.
Royal Agricultural Society of England	“Journal,” 1890-91.

DONORS.			TITLE OF WORK.
Royal Engineers' Institute	Insti- tute	}	"Fortification for English Engineers." Major J. F. Lewis, R.E.
"	"		"Professional Papers," 1890-91.
Royal Institute of British Architects	of British Architects	}	"Journal of Proceedings," 1890-91.
"	"		"Transactions." Vol. 6 (New Series).
Royal Statistical Society	Society		"Journal," 1890-91.
Ryde, W. C.			"Rating Appeals, 1886-90." W. C. Ryde.
Sanitary Institute			"Transactions," 1890-91.
Society of Architects			"Proceedings," 1890-91.
Society of Engineers			"Transactions," 1889.
Shoppee, C. J.		{	"History of Uxbridge." G. Redford and T. H. Riches, 1818.
Sturge, R. W.			"Thirty Years' Weather at Bristol." R. W. Sturge.
Spon, R. and F. N.		{	"Architects' and Builders' Price Book," 1891.
Secretary of State for India	for India		"Account of the Great Trigonometrical Survey of India." Vols. 11, 12, & 13.
Société des Géomètres of France	of France	}	"Journal," 1890-91.
Usher, A.			Maps, Handbook, and Photographs of British Honduras." A. Usher.
Veevers, R.			"Cruise in the Mediterranean." R. Veevers.
Wallace, R.		{	"Farm Live Stock of Great Britain." R. Wallace.
			"Treatise on Grasses." A. N. McAlpine.

CONTRIBUTIONS IN MONEY.

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R. S. Charles 3 3 0	T. F. Franklin 2 2 0
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	£	s.	d.		£	s.	d.
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E. M. Forbes	2	2	0	H. A. Manners	2	2	0
T. H. Forsyth	2	2	0	H. Marks	3	3	0
R. W. Fowler	2	2	0	P. Marshall	2	2	0
A. J. Gate	2	2	0	E. Milnes	2	2	0
D. Gibson	2	2	0	H. H. Montagu	2	2	0
R. C. Gleed	2	2	0	J. Muir	2	2	0
W. Goldsmith	2	2	0	T. Nevett	2	2	0
C. Gott	2	2	0	A. Nicholson	2	2	0
V. J. Grose	2	2	0	A. G. Nookolds	2	2	0
W. Groves	2	2	0	E. B. Oakley	2	2	0
G. E. Gudgeon	2	2	0	H. Owen	2	2	0
F. Hadley	2	2	0	W. S. Owen	2	2	0
J. Hamilton	2	2	0	W. H. Parker	2	2	0
A. Harston	3	3	0	H. J. D. Parsons	2	2	0
W. B. Hebdictch	2	2	0	C. O. P. Pemberton	2	2	0
W. Heelis	2	2	0	C. E. Pinks	2	2	0
G. Higgins	2	2	0	P. Purves	2	2	0
E. M. Hippisley	2	2	0	W. H. Radford	2	2	0
W. J. Hippisley	2	2	0	J. E. Rawlence	2	2	0
W. Holcombe	2	2	0	J. T. Rees	2	2	0
E. Horne	2	2	0	G. E. Richards	2	2	0
A. J. Hopkins	2	2	0	W. Richards	2	2	0
W. Houghton	3	3	0	C. Richardson	2	2	0
C. Hunter	2	2	0	J. Richardson	2	2	0
G. P. Mitchell Innes	2	2	0	J. Rodham	2	2	0
B. W. Jackson	2	2	0	A. J. Rudkin	2	2	0
S. Jackson	2	2	0	H. C. Saunders	2	2	0
H. R. Latter	2	2	0	F. Selby	2	2	0
D. C. Legard	2	2	0	H. S. Senior	2	2	0
R. H. Lipscomb (Instal-				A. Seth-Smith	2	2	0
ment of Donation)	1	1	0	E. Sheppard	2	2	0

	£	s.	d.		£	s.	d.
F. R. Smith	2	2	0	J. W. Tyler	2	2	0
S. Smith	2	2	0	E. B. Upcher	2	2	0
H. Russell Smith . . .	2	2	0	E. Waters	2	2	0
C. C. Spackman. . . .	2	2	0	F. E. Walker	2	2	0
W. W. R. Spelman . . .	2	2	0	H. Warner	3	3	0
F. C. Stainton	2	2	0	Dendy Watney	2	2	0
C. V. Stevens	3	3	0	G. Watson	2	2	0
J. Stooke	2	2	0	F. E. Whatley	2	2	0
J. C. Summerfield . . .	2	2	0	A. J. White	2	2	0
R. F. Taylor	2	2	0	S. B. Wilson	2	2	0
J. J. Tomson.	2	2	0	A. F. Wrightson	2	2	0
W. B. Tubbs	2	2	0	T. Woods	2	2	0

THE SURVEYORS' INSTITUTION

(INCORPORATED BY ROYAL CHARTER),

12, GREAT GEORGE STREET, WESTMINSTER, S.W.

LIST OF MEMBERS, JULY 1st, 1891.

Honorary Members.

*Date of Election
and of Transfer.*

1878, Nov. 11	BUCAILLE, EUGÈNE	168, Boulevard de Strasbourg, Havre, France.
1875, Mar. 15	CAIRD, SIR JAMES, K.C.B.	Board of Agriculture, St. James's Square, S.W.
1889, Dec. 9	CHAPLIN, THE RIGHT HON. HENRY, M.P.	Board of Agriculture, St. James's Square, S.W.
1887, Jan. 24	COBHAM, THE RIGHT HON. LORD VISCOUNT	Hagley Hall, Stourbridge.
1877, Jan. 15	CONSTABLE, JOHN, The Rev.	Marston Bigot, Frome, Somersetshire.
1886, Jan. 11	CULLEY, GEORGE	Office of Woods, Forests, and Land Revenues, 1, Whitehall Place, S.W.
1871, Jan. 30	GORE, CHARLES ALEXANDER, The HONORABLE	West Side, Wimbledon Common, S.W.
A. '81, Mar. 21 } H.M. '86, Mar. 8 }	GRANTHAM, SIR WILLIAM	82, St. George's Square, S.W.
1880, May 10	HAMPDEN, THE RIGHT HON. LORD VISCOUNT	Glynde, Lewes, Sussex.
1883, May 21	HARTINGTON, THE RIGHT HON. THE MARQUIS OF	Devonshire House, Piccadilly, W.
1889, Mar. 4	JERSEY, THE RIGHT HON. THE EARL OF	3, Great Stanhope Street, W.
1886, Jan. 11	KINGSCOTE, COLONEL SIR ROBERT NIGEL FITZHARDINGE, K.C.B. }	Office of Woods, Forests, and Land Revenues, 1, Whitehall Place, S.W.
A. '69, Jul. 26 } H.M. '71, Feb. 27 }	LEACH, GEORGE ARCHIBALD, LIEUT.-COLONEL, C.B.	Board of Agriculture, St. James's Square, S.W.
1885, Apr. 20	M'CLELLAN, JOHN B., M.A., The REV.	Royal Agricultural College, Cirencester.

Fellows.

*Date of Election
and of Transfer.*

The names of those Fellows who have qualified for the Class 1st Examination are distinguished thus *

1889, Jan. 28	ABBEY, JOE BURMAN.	28, John William Street, Huddersfield.
1884, Jan. 14	ABBOTT, ROBERT THOMAS G.	Whitley House, Malton, Yorkshire.
1888, Nov. 26	ABBOTT, WILLIAM	Holbeach, Lincoln.
1868, Jun. 15	ADAMS, CHARLES FREDERICK	Barkway, Herts, and 57, Coleman Street, E.C.

Dip No.	Date of Election and of Transfer.	FELLOWS.	
1105	1884, Feb. 25	ADAMS, HENRY	60, Queen Victoria Street, E.C.
1504	1888, Dec. 10	ADDIE, PETER	30, Winckley Square, Preston.
612	1881, Feb. 21	ADDIE, WILLIAM FORRESTER	{ Powis Castle Estate Office, Welchpool, Montgomeryshire.
1489 {	{ A. '88, Jan. 9 F. '91, Jan. 5 }	*ADKIN, BENAIAH WHITLEY	33, Walbrook, E.C.
664 {	{ A. '81, Dec. 19 F. '86, Dec. 8 }	ADKIN, CHARLES DUNCAN	Wantage, and Abingdon, Berks.
1791	1890, May 29	ALLAN, GORDON	Belize, British Honduras.
1479	1888, Apr. 30	ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
982	1883, Dec. 17	ALLEN, HENRY ROBERT	{ 319, Victoria Park Road, South Hackney, E., 50, Finsbury Square, E.C.
1912	1891, Jan. 17	ALLPORT, WILLIAM	36, Southampton Street, Strand, W.C.
597 {	{ A. '81, Jan. 10 F. '84, Mar. 10 }	ANDERSON, ROBERT, JUN.	The Barton, Cirencester.
1635	1889, Dec. 9	ANDREW, THOMAS HAWKES	Williton, Somerset.
1792	1890, May 29	ANDREWS, JOHN	13, Basinghall Street, E.C.
287	1872, Dec. 9	APPERLEY, WILLIAM HAVARD	Hereford.
198	1869, May. 3	ARDING, CHARLES BENNETT.	22, Surrey Street, Strand, W.C.
1133	1884, Apr. 21	ARMISTEAD, RICHARD	113, Main Street, Bingley, Yorkshire.
791	1882, Apr. 24	ARMSTRONG, THOMAS JOHN	14, Hawthorn Terrace, Newcastle-on-Tyne.
1730	1890 Feb. 24	ARMYTAGE, GEORGE JOHN	Kirklees Park, Brighouse, Yorkshire.
1505	1888, Dec. 10	ARNOLD, FRANCIS	Hambleton, Hants.
1709	1890, Feb. 10	ARNOLD, WILLIAM	{ 23, George Street, Tamworth, and Grenv Buildings, 12, Cherry Street, Birmingham.
1541	1889, Jan. 14	ASHDOWN, AUGUSTUS HARDING	Talbot Chambers, Shrewsbury.
1624	1889, May 13	ATKINS, SYDNEY GEORGE	The Hall, Coston, Wymondham, Norfolk.
1793	1890, May 29	AUSTIN, RICHARD	Bishop's Waltham, Hants.
404	1875, Nov. 8	AUSTIN, RUSSELL GARDENER	Hertford.
1913	1891, Jan. 17	AYNSLEY, ROBERT JOHN	Gosforth, Newcastle-on-Tyne, Northumberland.
798 {	{ A. '82, Apr. 24 F. '90, Apr. 14 }	AYRES, CHARLES PRYOR.	52, High Street, Watford, Herts.
1914	1891, Jan. 17	BACON, FRANK MACE	Attleborough, Norfolk.
1915	1891, Jan. 17	BACON, HORACE	Attleborough, Norfolk.
140 {	{ A. '68, Nov. 2 F. '87, Feb. 7 }	BADCOCK, PHILIP	9, Whitehall Place, S.W.
1767	1890, Mar. 24	BAILEY, HARRY DAVID CHINERY	Estate Office, Kingston-on-Thames.
665 {	{ A. '81, Dec. 19 F. '89, Nov. 11 }	BAILEY, LEONARD	Estate Office, Scorton, Garstang, Lancashire.
1833	1890, Nov. 22	BAILEY, STEPHEN	Nynehead, Wellington, Somerset.
2057	1891, May 23	BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.
1506	1888, Dec. 10	BAINBRIDGE, ROBERT STAGG	Keverstone, near Staindrop, Durham.
1005 {	{ A. '83, Dec. 17 F. '84, Dec. 8 }	BAIRD, JONATHAN PEEL	Estate Office, Somerley, Ringwood, Hants.
812	1882, May 22	BALLARD, EDMUND	Elwick House, Ashford, Kent.
479	1877, Mar. 12	BALLS, JAMES MAYHEW	Castle Hedingham, Essex.
1560	1889, Jan. 28	BANCROFT, HENRY	Kay's Chambers, 26, Cooper Street, Manchester.
1916	1891, Jan. 17	BANKS, THOMAS	60, King Street, Manchester.

Dip. Date of Election
No. and of Transfer.

FELLOWS.

606	1881, Feb. 7	BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex.
712	1882, Jan. 30	BARFIELD, FREDERIC HENRY . .	56, Lancaster Road, Stroud Green, N.
250	1885, Mar. 9	BARKER, CALEB	Estate Office, Shadwell, Thetford.
985	1891, Mar. 14	BARKER, HORACE RICHARD . .	25, Motcomb Street, Belgrave Square, S.W.
988	1888, Dec. 17	BARNES, JOHN WILLIAM JAMES	Brougham Chambers, Wheeler Gate, Nottingham.
307	1886, Feb. 22	BARNES-WILLIAMS, THOMAS . .	11, Clement's Lane, E.C.
118	1868, Aug. 17	BARRY, CHARLES	1, Victoria Street, S.W.
917	1891, Jan. 17	BARRY, DENNETT HEBER . . .	41, Bedford Row, W.C.
2058	1891, May 23	BARTON, HARRY HOWELL . . .	17, Guildhall Street, Folkestone, Kent.
1056	1884, Jan. 28	BATE, THOMAS	The Red Tower, Kilburn, N.W.
1986	1891, Mar. 14	BATEY, HENRY SIMPSON . . .	51, King Street, Manchester.
726	1892 Feb. 13	BATH, FRED	Crown Chambers, Salisbury, Wilts.
1918	1891, Jan. 17	BATHER, JOHN T.	9, The Square, Shrewsbury.
1368	1887, Feb. 7	BATTAM, FREDERICK THOMAS . .	28, Mount Street, Grosvenor Square, W.
1580	1889, Feb. 25	BATTERBURY, THOMAS	29, John Street, Bedford Row, W.C.
8	1868, Jun. 15	BEADEL, WILLIAM JAMES, M.P. (Past-President)	97, Gresham Street, E.C.
1282	{ A. '85, Dec. 7 } { F. '89, Nov. 11 }	*BEARD, EDWIN THOMAS . . .	The Colonial College, Hollesley Bay, Suffolk.
148	{ A. '68, Nov. 9 } { F. '89, Nov. 11 }	BEAUCHAMP, CHARLES DAVIE . .	9, Whitehall Place, S.W
1450	1888, Feb. 6	BEAUMONT, CHARLES	East Bridgford, near Nottingham.
136	1868, Nov. 2	BEAUMONT, GEORGE	East Bridgford, near Nottingham.
457	1888, Feb. 20	BECK, EDWARD WILLIAM	City Chambers, Norwich.
1561	1889, Jan. 23	BECKWITH, HENRY LANGTON . .	14, North John Street, Liverpool.
959	{ A. '83, May 25 } { F. '87, May 23 }	*BEDELLS, CHARLES HERBERT . .	6, John Street, Bedford Row, W.C.
525	1879, Jan. 6	BEDELLS, CHARLES KING . . .	6, John Street, Bedford Row, W.C.
317	1873, Dec. 8	BEESTON, FREDERICK	30, Lincoln's Inn Fields, W.C.
1451	1888, Feb. 6	BEEVER, WILLIAM FREDERICK } HOLT }	Greenlands Estate Office, Henley-on-Thames.
1433	1888, Jan. 9	BEKEN, GEORGE	2, Circus Place, London Wall, E.C.
1987	1891, Mar. 14	BEKEN, WALTER	2, Circus Place, London Wall, E.C.
630	1881, Dec. 19	BELL, GEORGE GRAHAM	9, Victoria Street, S.W.
1458	1888, Feb. 20	BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton, Notts.
1753	1890, Mar. 10	BENNETT, GEORGE	Buckingham.
388	1875, Mar. 1	BENNETT, THOMAS OATLEY . . .	Bruton, Somerset.
1187	1884, May 26	BENINGFIELD, HENRY	30, Regent Street, S.W.
1212	{ A. '84, Nov. 10 } { F. '90, Dec. 8 }	*BENSON, ROBERT ALAN	Duchy of Cornwall Office, Liskeard, Cornwall.
631	1881, Dec. 19	BERRIDGE, ROBERT	30, Bishopsgate Street Without, E.C.
1214	1884, Dec. 8	BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
984	1883, Dec. 17	BETRIDGE, EDWARD	28, Waterloo Street, Birmingham.
1239	1885, Jan. 12	BICKERTON, GEORGE ARTHUR . .	62, King William Street, E.C.
190	1869, Mar. 22	BIDWELL, CHARLES	Ely, Cambridgeshire.
2059	1891, May 23	BINGHAM, ALFRED JOHN . . .	{ Nalder Hill House, Newbury, and 5, Bolton Street, Piccadilly, W.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1919	1891, Jan. 17	BINGHAM, FREDERICK HENRY	5, Bolton Street, Piccadilly, W.
396	1875, Apr. 12	BINGHAM, REUBEN	5, Bolton Street, Piccadilly, W.
131	1868, Oct. 26	BINNIE, THOMAS	207, Hope Street, Glasgow.
1330 { A. '86, Dec. 6 } F. '89, Nov. 11 }		*BIRCH, WALTER DE HOGHTON	Kery, Newtown, Montgomeryshire.
1636	1889, Dec. 9	BIRD, JOHN	Brampton, Huntingdon.
113	1868, Aug. 16	BIRD, JAMES BINFIELD	{ West Cowes, Isle of Wight, and 14, Qu Victoria Street, E.C.
1490	1888, Nov. 12	BIRD, JAMES BINFIELD, JUN.	{ West Cowes, Isle of Wight, and 14, Qu Victoria Street, E.C.
1154	1884, May 5	BIRD, WALTER	61, Edgware Road, W.
1351 { A. '87, Jan. 10 } F. '89, Feb. 25 }		BIRKETT, TOM	Foxton House, Penrith, Cumberland.
1320	1886, May 17	BIRKETT, WILLIAM	{ Don Villa, Cleethorpe Road, Grimsby, Lincol shire.
1794	1890, May 29	BISHOP, CHARLES	Farringdon Street, Swindon, Wilts.
1326	1886, Dec. 6	BLACKFORD, ARTHUR	1, Gray's Inn Place, W.C.
1262	1885, Mar. 23	BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
883	1883, Feb. 12	BLAKE, WILLIAM JOHN, JUN.	45, High Street, Croydon.
773	1882, Mar. 13	BLAKEMORE, WILLIAM AGUTTER	6, Duke Street, Adelphi, W.C.
1057	1884, Jan. 28	BLASHILL, THOMAS	London County Council, Spring Gardens, S.W.
1058	1884, Jan. 28	BLEWITT, EDWARD ROBERT	Rainham, Essex.
1988	1891, Mar. 14	BLIZARD, JOHN HENRY	Lansdowne House, Castle Lane, Southampton
511 { A. '78, May 13 } F. '87, Mar. 7 }		BLOSSE, EDWARD F. LYNCH	Charles Street Chambers, Cardiff.
763 { A. '82, Feb. 28 } F. '89, Nov. 11 }		BOA, ANDREW	Great Thurloe, Newmarket, Suffolk.
1452	1888, Feb. 6	BODY, JOHN BOND	Old Town Chambers, Plymouth.
330	1874, Feb. 2	BOLAM, CHARLES GODFREY	{ Estate Office, Boughton House, Kettering, Nor amptonshire, and 82 & 83, Palace Chambers, S.
450	1876, May 8	BOLAM, WILLIAM THOMAS	{ Cross House, Westgate Road, Newcastle-upon Tyne.
408	1875, Dec. 13	BOLDEN, JOHN LEONARD	Duchy of Lancaster Office, Lancaster Place, W.
2060	1891, May 23	BOND, DOUGLAS VALE	22, Surrey Street, W.C.
199	1869, May 3	BOND, ERASMUS	22, Surrey Street, Strand, W.C.
24	1868, Jun. 15	BONNY, JAMES RIPPOTH	{ Palmer's Hill House, Palmer's Green, Southga N., and 47, Old Broad Street, E.C.
960 { A. '83, May 25 } F. '86, Apl. 12 }		*BONTOR, FRANK ARTHUR	35 & 36, Old Bond Street, W.
813	1882, May 22	BOOKER, ALGERNON ERSKINE	Albion House, Hyde Park Square, W.
632	1881, Dec. 19	BOTTERILL, WILLIAM	23, Parliament Street, Hull.
1795	1890, May 29	BOURNE, ROBERT ELLIOTT	Elwell, Totnes, Devon.
1380	1887, Mar. 21	BOVILL, ALFRED	13, Buckingham Street, Strand, W.C.
1507	1888, Dec. 10	BOWDEN, JOHN	14, Ridgefield, Manchester
1777	1890, Apr. 14	BOWDITCH, HENRY	103, George Street, Croydon.
1134	1884, Apr. 21	BOWER, WILLIAM JOHN	6, St. James Street, Derby.
62	1868, Jul. 13	BOWLER, WILLIAM ANTHONY	{ Kennedy House, 39, Somerleyton Road, Brix S.W.
1249	1885, Feb. 9	BOWLES, ARTHUR HUMPHREY	Temple Court, near Guildford, Surrey.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1778	1890, Apr. 14	BOWLEY, JOHN CROSS . . .	Beeston, near Nottingham.
1491	1888, Nov. 12	BOWMAN, JOHN JAMES . . .	32, English Street, Carlisle.
1685	1890, Jan. 6	BOYD, JOHN JERMYN . . .	125, Piccadilly, W.
1476	1888, Apr. 16	BOYES, HENRY COWELL. . .	62, Lincoln's Inn Fields, W.C.
1825	1886, Nov. 22	BRACKETT, ARTHUR WILLIAM .	27, High Street, Tunbridge Wells, Kent.
870	1883, Jan. 29	BRACKETT, WILLIAM . . .	27, High Street, Tunbridge Wells.
1562	1889, Jan. 28	BRADY, CHARLES ALDIS . . .	17, Warren Street, Stockport.
1989	1891, Mar. 14	BRADY, WILLIAM HOLLINSHED .	17, Warren Street, Stockport.
1897	1887, Dec. 5	BRAILSFORD, HENRY. . . .	Park Nook, near Derby.
1059	1884, Jan. 28	BRAY, HARRY	14, Warwick Court, Gray's Inn, W.C.
1441	1888, Jan. 23	BREACH, BENJAMIN P'ANSON .	2, Serle Street, Lincoln's Inn Fields, W.C.
727	1882, Feb. 13	BRERETON, FRANC SADLEIR . .	292, High Holborn, W.C.
1920	1891, Jan. 17	BREWER, FRANK JOHN . . .	2, Upper Hill Street, Richmond, Surrey.
1921	1891, Jan. 17	BRIANT, ROBERT	200, Kennington Park Road, S.E.
953	1883, May 25	BRINSLEY, GEORGE	30 and 31, New Bridge Street, E.C.
1870	1887, Feb. 21	BRIDGFORD, ERNEST JAMES . .	28, Cross Street, Manchester.
1309	1886 Mar. 8	BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
829	1882, Dec. 18	BRIDGEWATER, BENILEY JAMES	80, Cheapside, E.C.
1990	1891, Mar. 14	BROOKS, CHARLES WILLIAM . .	63, Finsbury Pavement, E.C.
1834	1890, Nov. 22	BROSTER, ROBERT BUCK . . .	6 & 8, Temple Street, Keighley.
1060	1884, Jan. 28	BROWN, BRADSHAW	59, Fenchurch Street, E.C.
822	1874, Jan. 5	BROWN, DANIEL JOHNSON . . .	61, Lincoln's Inn Fields, W.C.
1500	1888, Nov. 26	BROWN, FRANK JOHN	Tring, Herts.
63	1868, Jul. 13	BROWN, GEORGE	Roborough House, Barnstaple, Devonshire.
684	1881, Dec. 19	BROWN, GEORGE JAMES . . .	34, Great George Street, S.W.
933	1883, April 30	BROWN, JOHN POWLES	21, East Street, Hereford.
173	1869, Feb. 22	BROWN, THOMAS FORSTER . .	Guildhall Chambers, Cardiff.
2061	1891, May 23	BROWN, WILLIAM	67, Renfield Street, Glasgow.
1313	1886, May 3	BROWN, WILLIAM BLUMFIELD .	5, Henrietta Street, W.C.
1142	{ A. '84, Apr. 21 F. '90, Apr. 14 }	BROWNE, FLINT	73, Cheapside, E.C.
1046	{ A. '84, Jan. 14 F. '90, Mar. 24 }	BRUCE, ROBERT KNIGHT . . .	{ Mentmore Estate Office, Leighton Buzzard, Bucks.
1291	1886, Jan. 11	BRYDON, ROBERT	The Dene, Seaham-Harbour, Durham.
246	1870, Dec. 12	BUCHAN, THOMAS.	15, Barrack Street, Dundee.
77	1863, July 13	BUCK, ALBERT (Member of Council)	Worcester.
1542	1889, Jan. 14	BUCK, HERBERT WILSON . . .	Pierpoint Street, Worcester.
1284	{ A. '85, Dec. 7 F. '89, Jan. 14 }	*BUCKLAND, ALFRED VIRGOE. .	66, Cannon Street, E.C.
270	1871, Dec. 18	BUCKLAND, FRANK BOWRY . .	Windsor.
1684	1890, Jan. 6	BUCKLAND, HENRY DUNEAU . .	23, Hart Street, Bloomsbury, W.C., and Windsor.
1635	1890, Nov. 22	BUCKLEY, GEORGE	Tower Chambers, Halifax, Yorkshire.
1922	1891, Jan. 17	BURCHELL, SIDNEY HERBERT .	Reigate, Surrey, and Wool Exchange, E.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1215	1884, Dec. 8	BURD, LAURENCE	Mayfield, Shrewsbury.
1543	1889, Jan. 14	BURD, TIMOTHEUS HENRY . .	School Gardens, Shrewsbury.
1796	1890, May 29	BURMESTER, JOHN WILLIAM STANLEY	} 30, Lincoln's Inn Fields, W.C.
90	1868, Jul. 20	BURNELL, EDWARD HENRY . .	
1797	1890, May 29	BURNETT, ALFRED ANDREW . .	2, High Street, Southampton.
635	1881, Dec. 19	BURNETT, DAVID	14, Nicholas Lane, E.C.
1625	1889, May 18	BURNETT, GEORGE JOHN MULCASTER.	} Bylands, Redbourn, Herts.
379	1875, Feb. 1	BURROUGHES, THOMAS HENRY.	
1832	{ A. '86 Dec 6 F. '90, Jan. 6 }	*BURROWS, ALFRED JOHN . .	} 30, Lincoln's Inn Fields, W.C., and 16, [Lc Berkeley Street, W.
1216	1884, Dec. 8	BURTENSHAW, ALBERT . . .	
1411	{ A. '87, Dec. 19 F. '91, May 25 }	*BUSHELL, HENRY	41, Bank Street, Ashford, Kent.
323	1874, Jan. 5	BUZZARD, ALFRED LINDSEY. .	Hailsbam, Sussex.
1637	1889, Dec. 9	BYRON, AUGUSTUS WILLIAM .	1, Finsbury Circus, E.C.
1638	1889, Dec. 9	CÆSAR, CHARLES EDWARD . .	22, Surrey Street, Strand W.C.
1798	1890, May 29	CAMPBELL, HENRY HUNTER . .	Sutton Estate Offices, Duckmanton, Chesterfi
1377	1887, Mar. 7	CANNING, WILLIAM BROWNE .	105, Tooley Street, Southwark, S.E.
787	{ A. '82, Mar. 27 F. '84, Jan. 14 }	CARD, HENRY CURTIS	Sutton Hall, St. Helen's, Lancashire.
1799	1890, May 29	CAREW, JOHN THEODORE . . .	Salisbury, and Elston, near Devizes.
232	{ A. '70, Feb. 7 F. '80, Nov. 22 }	CARRITT, ERNEST	North Street, Lewes, Sussex.
800	{ A. '82, Apr. 24 F. '83, Jan. 15 }	CARPENTER, EVAN GEORGE . .	22, Surrey Street, Strand, W.C.
636	1881, Dec. 19	CARTWRIGHT, SIR HENRY EDWARD	45, High Street, Croydon, Surrey.
1991	1891, Mar. 14	CASTELL, CHARLES SMITH . . .	1, Courtfield Gardens, S.W.
1603	1889, Mar. 18	CASTLE, ARTHUR	2, Pont Street, Belgrave Square, S.W.
920	1883, April 16	CASTLE, GEORGE RICHARD . .	11, King Edward Street, Oxford.
328	1874, Jan. 19	CASTLE, HENRY JAMES, SEN. .	Bicester, Oxford.
637	1881, Dec. 19	CASTLE, HENRY JAMES, JUN. .	40, Chancery Lane, W.C.
295	1873, Jan. 13	CASTLE, ROBERT	37, Bedford Row, W.C.
1201	{ A. '84, May 26 F. '87, Nov. 14 }	CASTLE, SYDNEY CHARLES COURTIENAY.	} 11, King Edward Street, Oxford.
278	1872, Mar. 11	CASTLE, WILLIAM HENRY BALDWIN	
247	1870, Dec. 12	CATES, ARTHUR	40, Chancery Lane, W.C., and Neustead, Au
862	1875, Jan. 4	CAVE, HENRY H.	land Road, Upper Norwood, S.E.
1490	1888, Apr. 30	CAVE, THOMAS NEWMAN . . .	40, Chancery Lane, W.C.
1263	1885, Mar. 23	CHADWICK, SPENCER	7, Whitehall Yard, S.W.
1836	1890, Nov. 22	CHALK, HENRY PHILIP	The Manor House, Brigg, Lincolnshire.
1061	1884, Jan. 28	CHANCELLOR, ALBERT	Horton, Northamptonshire.
219	1870, Jan. 10	CHANCELLOR, FREDERICK . . .	17, Parliament Street, S.W.
1800	1890, May 29	CHARLES, RICHARD STAFFORD .	Linton, Cambridgeshire.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1768	1890, Mar. 24	CHART, ROBERT MASTERS . . .	The Vestry Hall, Mitcham, Surrey.
1923	1891, Jan. 17	CHATTELL, DAVID JAMES . . .	29A, Lincoln's Inn Fields, W.C.
1274	1885, Nov. 23	CHESTERTON, EDWARD . . .	22, Lower Phillimore Place, Kensington, W.
1755	1890, Mar. 10	CHESTERTON, SIDNEY RAWLINS.	22, Lower Phillimore Place, Kensington, W.
1135	1884, Apr. 21	CHESTON, CHESTER . . .	Dashwood House, New Broad Street, E.C.
1992	1891, Mar. 14	CHESTON, HORACE . . .	5, Union Court, Old Broad Street, E.C.
1731	1890, Feb. 24	CHILD, FRED . . .	65 & 66, Chancery Lane, W.C.
57	1868, Jul. 6	CHINNOCK, FREDERICK GEORGE	11, Waterloo Place, S.W.
1993	1891, Mar. 14	CHOWEN, HENRY LLEWELLYN .	Estate Office, Dalton Holme, Hull.
1347	1887, Jan. 10	CLARE, EDWARD LOVELL . . .	{ Yorkshire Bank Chambers, Bradford, and 33, Friar Lane, Leicester.
1563	1889, Jan. 28	CLARE, WILLIAM HARCOURT LOVELL . . .	
1639	1889, Dec. 9	CLARK, NATHANIEL . . .	Beamish Park, Chester-le-Street, Co. Durham.
631	1882, Jan. 16	CLARK, SAMUEL . . .	8, New Cavendish Street, W.
682	1882, Jan. 16	CLARKE, ALFRED DUDLEY . . .	Estate Office, Abberley, Stourport, Worcestershire.
1801	1890, May 29	CLARKE, CHRISTOPHER . . .	Charlcot, Bedale, Yorkshire.
1994	1891, Mar. 14	CLARKE, GEORGE ERNEST . . .	12, Coleman Street, E.C.
1074	{ A. '84, Jan. 2 } { F. '86, Jan. 11 }	CLARKE, HOWARD CHATFIELD .	63, Bishopsgate Street Within, E.C.
1508	1888, Dec. 10	CLARKE, JOHN WILLIAM . . .	Guisbrough, Yorkshire.
1007	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	CLARKE, PERCY HENRY . . .	2, Lancaster Place, W.C.
973	1883, Nov. 12	CLARKE, RICHARD . . .	Surveyor's Office, Parish Offices, Birmingham.
1924	1891, Jan. 17	CLARKE, STANLEY . . .	202, Bishopsgate Street Without, E.C.
27	1868, Jun. 15	CLARKE, THOMAS CHATFIELD (Vice-President)	63, Bishopsgate Street Within, E.C.
1837	1890, Nov. 22	CLARKSON, WILLIAM . . .	146, High Street, Poplar, E.
1696	1890, Jan. 6	CLIFTON, JAMES EDWARD . . .	Swanage, Dorset.
1322	{ A. '84 Mar. 10 } { F. '89 Jan. 28 }	CLIFTON, WILLIAM EDWARD . .	7, East India Avenue, Leadenhall Street, E.C.
1701	1890, Jan. 27	CLOUGH, RICHARD CHARLES BUTLER . . .	{ Ty Maur, Denbigh, North Wales.
1310	1886, Mar. 8	CLOUGH-TAYLOR, HORACE GEO.	
29	1868, Jun. 15	CLUTTON, HENRY . . .	Hartwood, Reigate, Surrey.
6	1868, Jun. 15	CLUTTON, JOHN . . . (Past-President)	9, Whitehall Place, S.W.
78	{ A. '68, Jul. 13 } { F. '75, May 10 }	CLUTTON, JOHN HENRY . . .	9, Whitehall Place, S.W.
64	{ A. '68, Jul. 6 } { F. '74, Apr. 13 }	CLUTTON, RALPH . . .	9, Whitehall Place, S.W.
221	{ A. '70, Jan. 10 } { F. '75, Dec. 13 }	CLUTTON, RALPH WILLIAM . .	Hartwood, Reigate, Surrey.
65	1868, Jul. 13	CLUTTON, ROBERT GEORGE . .	9, Whitehall Place, S.W. (Member of Council)
153	1869, Jan. 11	CLUTTON, WILLIAM JAMES . .	The Mount, York, and The Castle, Cockermouth.
713	1882, Jan. 30	COBB, HERBERT MANSFIELD . .	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
31	1868, Jun. 15	COBB, ROBERT LAKE . . .	Higham, Kent, and 53, Lincoln's Inn Fields, W.C.
1544	1889, Jan. 14	COBHAM, CHARLES . . .	{ "The Shrubbery," Gravesend, Kent, and Local Board Office, Grays, Essex.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1838	1890, Nov. 22	COBHAM, GEORGE RADCLIFFE	1 & 3, Edwin Street, Gravesend, Kent.
1574	1889, Feb. 11	COLES, JOHN ROBERT	181, Queen Victoria Street, E.C.
1839	1890, Nov. 22	COLES, SAMUEL HOOD COWPER	Penmyarth, Crickhowell, S. Wales.
789	{ A. '82, Feb. 27 } { F. '84, Jan. 28 }	COLGATE, THOMAS	Sheffield Park, Uckfield, Sussex.
1710	1890, Feb. 10	COLLIER, RICHARD JAMES	34, Finsbury Pavement, E.C.
1414	{ A. '87, Dec. 19 } { F. '91, Feb. 2 }	COLLINGHAM, JOHN CYRIL LEES	19, Mount Street, W.
119	1868, Aug. 17	COLLINS, HENRY HYMAN	61, Old Broad Street, E.C.
826	{ A. '82, Dec. 4 } { F. '91, Jan. 19 }	COLLINS, MARCUS E.	61, Old Broad Street, E.C.
1925	1891, Jan. 17	COLYER, FREDERICK	18, Great George Street, S.W.
1501	1888, Nov. 26	COMBES, CYRUS	{ Tisbury, Wilts, and Misterton, Crewkerne Somerset.
193	1869, Apr. 5	COMELY, JOHN GILL	Winchester, Hants.
2062	1891, May 23	COMMUN, FREDERICK JAMES	7, Bedford Circus, Exeter.
1926	1891, Jan. 17	CONDER, ALFRED	Palace Chambers, 9, Bridge Street, S.W.
1640	1889, Dec. 9	CONNOP, NEWELL	{ Bradfield Hall, Reading, and 4, New Broad Street, E.C.
1564	1889, Jan. 28	COOKE, HENRY	Thong, near Gravesend.
172	1884, May 19	COOPER, ARTHUR LESLIE	86, High Street, Maidenhead
715	1832, Jan. 30	COOPER, JOHN GROVES	Bideford, Devon.
1927	1891, Jan. 17	COOPER, JOHN ROBERT	{ Queen's Lodge, West End Lane, West Ham stead, N.W., and 35, Old Jewry, E.C.
895	1883, Feb. 26	COOPER, JOHN THOMAS	41, Moorgate Street, E.C.
445	1876, Apr. 24	COOTE, GEORGE	Smeetham Hall, Sudbury, Suffolk.
1597	1889, Mar. 4	CORBETT, EDWIN WORTLEY } MONTAGU }	Bute Estate Office, Castle Street, Cardiff.
1581	1889, Feb. 25	CORDEROX, GEORGE	19, Queen Anne's Gate, S.W.
926	{ A. '83, Apr. 16 } { F. '89, Nov. 11 }	COUCHMAN, HENRY BOTELEA	Henley-in-Arden, Birmingham.
934	1883, April 30	COUCHMAN, ROBERT EDWARD	35, Paradise Street, Birmingham.
556	1880, Jan. 5	COVERDALE, FREDERICK JOHN	Ingatstone Hall, Essex.
723	1882, Feb. 13	COVERDALE, HENRY	27, Bishopsgate Street Within, E.C.
1840	1890, Nov. 22	COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
495	1878, Jan. 28	COWGILL, WILLIAM	Bradford.
1732	1890, Feb. 24	COX, EDWARD SAMUEL	3, New Street, York
729	1882, Feb. 13	COX, GEORGE JAMES	1, Promenade, Cheltenham.
159	1869, Jan. 25	CRAWTER, JOHN	Cheshunt, Herts.
961	{ A. '83, May 25 } { F. '88, Nov. 26 }	CRAWTER, JOHN, JUN. . . .	41, Bedford Row, W.C., and Cheshunt, Herts.
160	1869, Jan. 25	CRICKMAY, GEORGE RACKSTROW	{ 17, Parliament Street, S.W., and St. Thon Street, Weymouth.
641	1889, Dec. 9	CRICKMAY, JOHN EDWARD	Weymouth, Dorset.
608	{ A. '81, Feb. 7 } { F. '90, Feb. 24 }	CROFTS, EWAN NEVILLE	Leadenham, Grantham, Lincolnshire.
780	1882, Feb. 13	CRONK, EDWYN EVANS	12, Pall Mall, S.W., and Sevenoaks, Kent.
731	1882, Feb. 13	CRONK, FRANK	12, Pall Mall, S.W., and Sevenoaks, Kent.
871	1833, Jan. 29	CRONK, WILLIAM HENRY	Sevenoaks, Kent.

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416	1876, Jan. 10	CROSS, JOHN	77, King Street, Manchester.
		(Member of Council)	
1754	1890, Mar. 10	CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
307	1873, Apr. 21	CROSS, WILLIAM STEPHENS . .	18, Outer Temple, and 2, Cecil Street, Strand, W.C.
389	{ A. '75, Mar. 1 } { F. '80, Nov. 8 }	CRUSE, EDMUND	Charleville, Clevedon, Somerset.
1928	1891, Jan. 17	CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard.
1604	1889, Mar. 18	CUNDY, HUBERT JOHN	Wetherby and Leeds, Yorkshire.
32	1868, Jun. 15	CURREY, HENRY	37, Norfolk Street, W.C.
1565	1889, Jan. 28	CURREY, PERCIVALL	37, Norfolk Street, W.C.
1881	1887, Mar. 21	CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
581	1880, Dec. 13	CURTIS, CHARLES EDWARD . .	6, Baron's Court Road, West Kensington, W.
483	1877, Apr. 16	CURTIS, ROBERT LEABON . . .	119 and 120, London Wall, E.C.
543	1879, Apr. 28	CURTIS, SAMUEL PERKINS . . .	119 and 120, London Wall, E.C.
2063	1891, May 23	CUTLAN, JOHN ELLIS	{ Market Square, Wellingborough, Northamptonshire.
986	1883, Dec. 17	DAINTREE, JOHN OSBORN	"Lola," Teignmouth, Devon.
387	{ A. '75, Feb. 15 } { F. '84, Jan. 14 }	DALE, JOHN	16, Whitehall Place, S.W.
638	1881, Dec. 19	DALLAS, EDWIN STUART	34, Great James Street, Bedford Row, W.C.
987	1883, Dec. 17	DANIEL, HARRY AUGUSTUS HOOD	Keynsham Manor, Somerset.
732	1882, Feb. 13	DANN, HENRY	Dartford, Kent.
1666	{ A. '89, Dec. 9 } { F. '91, Apr. 6 }	*DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.
510	1878, Apr. 29	DARLEY, WILLIAM	Ford Manor, Lingfield, Surrey.
907	{ A. '83, Feb. 26 } { F. '91, May 25 }	DASH, ROLAND ASHFORD	9, Whitehall Place, S.W.
896	1883, Feb. 26	DASH, THOMAS ALEXIS	Ivy Cottage, Byfleet, Surrey.
1995	1891, Mar. 14	DAVEY, JOHN GEORGE ELLIS . .	Holkham, Norfolk.
848	{ A. '82, Dec. 18 } { F. '90, Nov. 10 }	DAVID, EDMUND USSHER	Llandaff, near Cardiff.
1509	1888, Dec. 10	DAVIES, GEORGE HUMPHREYS . .	26, Regent Street, Waterloo Place, S.W.
1583	1889, Feb. 25	DAVIES, JOHN	Mollington, Chester.
300	1873, Feb. 10	DAVIES, JOHN MORGAN	Froodvale, Llandilo, Carmarthenshire.
1996	1891, Mar. 14	DAVIS, CHARLES EDWARD	Kirtling, near Newmarket, Cambs.
780	{ A. '82, Mar. 13 } { F. '89, Nov. 11 }	DAVIS, CHARLES JAMES	32, Strand, W.C.
491	{ A. '77, Dec. 10 } { F. '81, Nov. 14 }	DAVIS, JAMES	32, Strand, W.C.
897	1883, Feb. 26	DAW, WILLIAM HERBERT	62, Coleman Street, E.C.
1929	1891, Jan. 17	DAWSON, JOHN GEORGE	{ Kingston-on-Thames, and 4, Lincoln's Inn Fields, W.C.
1642	1889, Dec. 9	DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury, Dorset.
1009	{ A. '83, Dec. 17 } { F. '87, Nov. 14 }	*DAY, WILLIAM, JUN.	23, High Street, Maidstone, Kent.
683	1882, Jan. 16	DEACON, THOMAS MARK	1, Adelaide Street, Charing Cross, S.W.
1733	1890, Feb. 24	DEANE, EDWARD	148, Friar Street, Reading, Berks.
1756	1890, Mar. 10	DEARLE, WILLIAM HENRY	6, John Street, Adelphi, W.C.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
1442	1888, Jan. 23	DEBENHAM, FRANK GISSING	Cheshunt Park, Herts, and 80, Cheapside, E.C.
1085	1884, Feb. 11	DEBENHAM, THOMAS NUNN	80, Cheapside, E.C.
1980	1891, Jan. 17	DENNISON, JOHN WILLIAM	Wakefield Lodge, East Ham, Essex.
863	1883, Jan. 15	DENT, RALPH JOHN	The Cedars, Harrogate, Yorkshire.
8	1868, Jun. 15	DENTON, JOHN BAILEY	Palace Chambers, 9, Bridge Street, S.W.
759	1882, Feb. 27	DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
1711	1890, Feb. 10	DE WEND, WILLIAM FENTON	New Market Buildings, Bridgnorth.
1228	{ A. '84, Dec. 8 } { F. '85, May 18 }	*DICKSON, THOMAS ARTHUR	Estate Office, Overston Park, Northampton.
884	1883, Feb. 12	DINWIDDY, THOMAS	Croom's Hill, Greenwich Park, S.E.
169	{ A. '69, Feb. 8 } { F. '78, Feb. 25 }	DODGSON, WILFRED LONGLEY	{ The Court, Cleobury North, Bridgnorth, 55, Broad Street, Ludlow.
1136	1884, Apr. 21	DOLL, CHARLES FITZROY	74, Gower Street, Bedford Square, W.C.
1250	1885, Feb. 9	DONNE, HENRY	Leek Wooten, Warwick.
1582	1889, Feb. 25	DORNING, ELIAS	41, John Dalton Street, Manchester.
168	{ A. '69, Jan. 25 } { F. '82, Nov. 31 }	DOWDEN, HENRY JOSEPH	6, Spring Gardens, S.W.
493	1878, Jan. 14	DOWNING, FREDERICK	7A, Whitehall Yard, S.W.
1997	1891, Mar. 14	DOWNING, HENRY PHILIP BURKE	26, Craven Street, Strand, W.C.
1841	1890, Nov. 22	DRANSFIELD, HENRY BROOK	12, 13, & 14, Estate Buildings, Huddersfield.
817	{ A. '82, May 22 } { F. '84, May 19 }	DRAPER, ARTHUR THOMAS	Friar Lane, Leicester.
1348	1887, Jan. 10	DRAY, ALFRED	Town Hall Chambers, Hastings, Sussex.
301	1873, Feb. 10	DREW, HENRY	15, Queen Street, Exeter.
		(Member of Council)	
1336	{ A. '86, Dec. 6 } { F. '88, Nov. 12 }	*DREW, HENRY ALBAN	15, Queen Street, Exeter.
275	1872, Feb. 26	DREW, JOHN	{ 15, Queen Street, Exeter, and Powderham Castle near Exeter.
1095	{ A. '84, Feb. 11 } { F. '89, Jan. 14 }	DREW, JOHN GOULD	15, Queen Street, Exeter.
913	1883, April 2	DREWITT, GEORGE	94, High Street, Guildford.
419	{ A. '76, Jan. 10 } { F. '78, Feb. 25 }	DRIVER, CHARLES WILLIAM	4, Whitehall, S.W.
9	1868, Jun. 15	DRIVER, ROBERT COLLIER	4, Whitehall, S.W.
		(President)	
582	1880, Dec. 13	DRIVER, ROBERT MANNING	4, Whitehall, S.W.
684	1882, Jan. 16	DRURY, EDWARD DRU	25, Queen Anne's Gate, S.W.
1802	1890, May 29	DUKE, EDWARD	Dorchester.
1803	1890, May 29	DUKE, FREKE GUY RASHLEIGH	Braehead, Kilmarnock.
2064	1891, May 23	DUKE, HENRY, JUN.	Dorchester, Dorset.
1779	1890, Apr. 14	DUNCALFE, HENRY GEORGE	102, Darlington Street, Wolverhampton.
324	1874, Jan. 5	DUNCH, CHARLES	St. Clement's House, St. Clement's Lane, E.C.
252	1871, Jan. 30	DUNLOP, ALEXANDER MILNE	3, Old Palace Yard, S.W.
		(Member of Council)	
1981	1891, Jan. 17	DUNN, WILLIAM HENRY	27, Bishopsgate Street Within, E.C.
1982	1891, Jan. 17	DUVALL, JOHN WILLIAM	The Grange, Ware.
1983	1891, Jan. 17	DYBALL, SEXTUS	35, Bucklersbury, E.C.
792	1882, Apr. 24	DYER, WILLIAM JOHN	Montpelier Row, Blackheath, S.E.
85	1868, Jun. 15	DYMOND, FRANCIS WILLIAMS	Bampfylde House, Exeter.

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1251	1885, Feb. 9	EADE, ARTHUR WILLOUGHBY FRENCH	Feethams, Darlington.
1584	1889, Feb. 25	EAGLE, WILLIAM	77, King Street, Manchester.
864	1883, Jan. 15	EALLES, FREDERICK ERNEST	9, Welbeck Street, W.
1586	1889, Feb. 25	EAMES, EDWARD	Stoke Manor, near Alresford, Hants.
1934	1891, Jan. 17	EARDLEY, JOHN WILLIAM	Swanwick Colliery, Alfretton, Derbyshire.
1998	1891, Mar. 14	EASTON, JOHN H.	Bowl Alley Lane, Hull.
1999	1891, Mar. 14	EAYRS, JOHN THOMAS	Town Hall, West Bromwich.
1935	1891, Jan. 17	EDMESTON, JAMES	42, Old Broad Street, E.C.
1210	1884, Nov. 10	EDWARDES, CHARLES BIDWELL	The Precincts, Peterborough.
639	1881, Dec. 19	EGERTON, HUBERT DECIMUS	8, New Road, Oxford.
988	1883, Dec. 17	EGGAR, JAMES ALFRED	9, West Street, Farnham, Surrey.
1173	1884, May 19	EGGINTON, JOHN	150, Friar Street, Reading.
530	{ A. 1879, Jan. 20 } { F. 1883, Dec. 3 }	EILOART, FREDERICK EDWARD	40, Chancery Lane, W.C.
1629	1889, Nov. 25	ELDRIDGE, HERBERT	23, Cadogan Place, Belgrave Square, S.W.
1434	1888, Jan. 9	ELGAR, J. EDWARD	Crockshard, Wingham, Kent.
1401	1887, Dec. 19	ELLEN, FREDERICK CHARLES	The Auction Mart, Andover.
1036	1884, Jan. 14	ELLIOTT, CHARLES	The Fawns, Ermington, Ivy Bridge, Devon.
577	{ A. '80, Mar. 15 } { F. '87, Nov. 14 }	ELLIS, ERNEST HAROLD	132, High Street, Guildford.
2065	1891, May 23	ELLIS, FREDERICK	141, Inverness Terrace, W.
830	1882, Dec. 18	ELLIS, HENRY	60, Chancery Lane, W.C.
1530	{ A. '88, Dec. 10 } { F. '90, May 12 }	*ELLIS, HERBERT MOATES	Suffolk House, Laurence Pountney Hill, E.C.
1865	{ A. '87, Jan. 24 } { F. '91, Feb. 16 }	*ELLIS, RALPH STAPLES	29, Fleet Street, E.C.
885	1883, Feb. 12	ELLIS, RICHARD ADAM	49, Fenchurch Street, E.C.
380	1875, Feb. 1	ELLIS, SIR JOHN WHITTAKER, BART., M.P.	{ 29, Fleet Street, E.C., and 18, Old Broad Street, E.C.
2066	1891, May 23	ELLIS, WILLIAM ALFRED	176, Brompton Road, S.W.
667	{ A. '81, Dec. 19 } { F. '90, Dec. 8 }	ELWELL, WILLIAM HENRY	{ Surveyor's Office, Great Northern Railway, King's Cross, N.
276	1872, Feb. 26	EMMANUEL, BARROW	2, Finsbury Circus, E.C.
1757	1830, Mar. 10	EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
1936	1891, Jan. 17	EVANS, GEORGE	1, Adelaide Street, W.C.
2000	1891, Mar. 14	EVANS, HENRY	{ Newlands Estate Office, Milford-on-Sea, near Lymington, Hants.
898	1883, Feb. 26	EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
838	{ A. 1874, Feb. 16 } { F. 1876, Nov. 27 }	EVANS, WILLIAM ERNEST	School Gardens, Shrewsbury.
1416	{ A. '87, Dec. 19 } { F. '91, May 25 }	*EVE, HERBERT TRUSTRAM	2, St. Paul's Square, Bedford.
685	1882, Jan. 16	EVE, JOHN RICHARD	St. Paul's Square, Bedford, Bedfordshire.
104	1868, Aug. 3	EVE, WILLIAM	10, Union Court, Old Broad Street, E.C.
1332	1887, Mar. 21	EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
311	1873, May 5	EVES, GEORGE	Uxbridge, Middlesex.
557	1880, Jan. 5	FAIR, JACOB WILSON	{ Haigh Hall, Wigan, and 8, Winckley Street, Preston.

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1510	1888, Dec. 10	FAIR, JAMES STRETTON	{ Estate Offices, Lytham, and 4, Winckley Street, Preston.
1174	1884, May 19	FAIR, THOMAS	Estate Offices, Lytham, Lancashire.
1937	1891, Jan. 17	FAIRCLOUGH, WILLIAM	60, King Street, Manchester.
1758	1890, Mar. 10	FALCON, MICHAEL, JUN.	Horstead House, Norfolk.
2001	1891, Mar. 14	FARMAR, CHARLES LEWIS ATTER-BURY	{ Wolterton Park, Aylsham, Norfolk.
1062	1884, Jan. 28	FARMER, EDMUND	80, Cheapside, E.C.
1759	1890, Mar. 10	FARRAR, SIDNEY HOWARD	{ 69, Cornhill, E.C., and Port Elizabeth, Johannesburg, South Africa.
2002	1891, Mar. 14	FARRER, JOHN	Oulton, near Leeds, Yorkshire.
1938	1891, Jan. 17	FARWELL, FREDERICK GEORGE	11, Laura Place, Bath.
1321	1886, May 17	FAWKES, ALGERNON	Sudbury, Derby.
1037	1884, Jan. 14	FAYERMAN, GEORGE METCALFE	88, The Parade, Leamington, Warwickshire.
1402	1887, Dec. 19	FENN, JOHN	{ The Hall, Ardleigh, and 146, High Street, Colchester.
1712	1890, Feb. 10	FENN, THOMAS	Downton Castle, Ludlow.
585 { A. '80, Jan. 19 } F. '87, Mar. 21 }		FENNING, HERBERT SAMUEL	St. Paul's Square, Bedford, Bedfordshire.
2003	1891, Mar. 14	FENWICK, THOMAS	Leeds, Yorkshire.
1804	1890, May 29	FERGUSSON, JAMES	Livermore, Bury St. Edmund's, Suffolk.
974	1883, Nov. 12	FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
831	1882, Dec. 18	FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
297	1873, Jan. 27	FIELD, FRANCIS HAYWARD	11, King Edward Street, Oxford.
872	1883, Jan. 29	FIELD, JAMES FREDERICK	57, Borough High Street, S.E.
1322	1886, May 17	FIELD, WALTER WILLIAM	57, Borough High Street, S.E.
1842	1890, Nov. 22	FILLINGHAM, EDWARD	Spring Bank, Hull.
1843	1890, Nov. 22	FINN, GEORGE WILLIAM	Westwood Court, Faversham, Kent.
927 { A. '83, Apr. 16 } F. '89, Jan. 14 }		FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
1459	1888, Feb. 20	FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
1038	1884, Jan. 14	FLEETWOOD, GEORGE	15, Furnival's Inn, E.C.
1465	1888, Mar. 5	FLETCHER, THOMAS	{ Estate Office, Dunkenhagh, Clayton-le-Moors, near Accrington.
562	1880, Jan. 19	FLOCKTON, THOMAS JAMES	15, St. James' Row, Sheffield.
1734	1890, Feb. 24	FODEN, EDWARD ANTROBUS	Teddesley Estate Office, Penkridge, Staffordshire.
1805	1890, May 29	FOLEY, JOHN HOWARD	Manvers Street, Trowbridge.
2067	1891, May 28	FORBES, CHARLES MANSFELDT	14, New Street, York.
2068	1891, May 28	FORMBY, GEOFFREY OSWALD	Exton Estate Office, Exton, Oakham, Rutland.
640	1881, Dec. 19	FORREST, ROBERT	Windsor Estate Office, St. Fagans, near Cardiff.
551	1879, Dec. 8	FORSHAW, EDWARD	Basford, Stoke-upon-Trent.
1844	1890, Nov. 22	FORSYTH, THOMAS HILLS	39, Northumberland Street, Newcastle-upon-Tyne.
1039	1884, Jan. 14	FOSBERY, WILLIAM THOMAS EXHAM	{ Warwick.
279	1872, Mar. 11	FOSTER, CHARLES ROLLS	54, Pall Mall, S.W.
641	1881, Dec. 19	FOSTER, JOSEPH BURGESS	4, Cambridge Street, Plymouth, Devon.

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687	1882, Jan. 16	FOULKES, SEPTIMUS GIFFORD	Tring, Herts.
686	1882, Jan. 16	FOWLER, FREDERICK	St. James' Street, Sheffield.
1806	1890, May 29	FOWLER, GERARD EDMUND	93, New Street, Birmingham.
1807	1890, May 29	FOWLER, HENRY	8, King Street, Manchester.
882	1882, Dec. 18	FOWLER, HENRY	6, Waterloo Street, Birmingham.
1780	1890, Apr. 14	FOWLER, REGINALD WILLIAM	8, George Street, Sheffield.
1408	1887, Dec. 19	FOWLER, RICHARD	118, Colmore Row, Birmingham.
1605	1889, Mar. 18	FOWLER, SYDNEY	9, Craig's Court, Charing Cross, S.W.
1845	1890, Nov. 22	FOX, EDWIN, JUN.	99, Gresham Street, E.C.
1545	1889, Jan. 14	FRANCIS, GEORGE FUTVOYE	Eaton Chambers, Buckingham Palace Road, S.W.
1760	1890, Mar. 10	FRANCIS, LEON ALBERT	6, John Street, Adelphi, W.C.
1808	1890, May 29	FRANKLIN, ARTHUR THOMAS	25, Ludgate Hill, E.C.
921	1883, April 16	FRANKLIN, THOMAS	Ascot, near Wallingford.
1809	1890, May 29	FRANKLIN, THOMAS FREDERICK	25, Ludgate Hill, E.C.
922	1883, April 16	FRANKLIN, WILLIAM TAYLOR	Ascot, near Wallingford.
1114	{ A. '84, Feb. 25 } { F. '90, Apr. 14 }	FREEMAN, SYDNEY	28, Queen Street, E.C.
1217	1884, Dec. 8	FREUER, WILLIAM	West Rudham, Swaffham, Norfolk.
2069	1891, May 23	FROST, FREDERIC CORNISH	Teignmouth, Devon.
784	1882, Feb. 13	FRYER, GEORGE	{ 15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
869	1875, Jan. 18	FRY, GEORGE FREDERICK	46, London Road, Dover, Kent.
1063	1884, Jan. 28	FULLER, ERNEST	98, Wimpole Street, W.
750	{ A. '82, Feb. 13 } { F. '87, Nov. 14 }	FULLER, GEORGE JOHN	85 & 87, Gresham Street, E.C.
1040	1884, Jan. 14	FULLER, HARRY	83, High Street, Croydon.
947	{ A. '83, May 21 } { F. '88, Nov. 26 }	FULLER, HERBERT HENRY	15, Serjeants' Inn, Fleet Street, E.C.
1124	{ A. '84, Mar. 10 } { F. '91, Apr. 20 }	FULLER, THOMAS ALFRED	The College, All Saints', Derby.
775	1882, Mar. 13	FURBER, HERBERT	2, Warwick Court, Gray's Inn, W.C.
1064	1884, Jan. 28	FURBER, WILLIAM	2, Warwick Court, Gray's Inn, W.C.
417	1876, Jan. 10	GAIRDNER, EDWARD JAMES	27, Southampton Buildings, W.C.
2004	1891, Mar. 14	GALE, ERNEST SEWELL	Falcon Court, 32, Fleet Street, E.C.
761	1882, Feb. 27	GALE, JOSEPH JOHN	Market Place, Wallingford, Berks.
819	1882, Nov. 13	GALPIN, CHARLES ALEXANDER	36, Pembroke Street, Oxford.
55	1868, Jul. 6	GALSWORTHY, FREDERICK THOMAS	11, Waterloo Place, S.W.
		(Member of Council)	
1713	1890, Feb. 10	GAMBLE, SIDNEY GOMPERTZ	Guildhall, Grantham, Lincolnshire.
1606	1889, Mar. 18	GANDY, JAMES	22, Essex Street, Strand, W.C.
785	1882, Feb. 13	GARDINER, EDWARD JAMES	110, Great Russell Street, W.C.
127	1868, Sep. 28	GARDINER, WILLIAM JAMES	110, Great Russell Street, W.C.
98	{ A. 1868, Jul. 27 } { F. 1883, Nov. 12 }	GARRARD, ARTHUR	66, Cannon Street, E.C.
		(Member of Council)	

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1810	1890, May 29	GATE, ALFRED JOSEPH . . .	20, Mecklenburg Square, W.C.
688	1882, Jan. 16	GATER, CALEB WILLIAM . . .	Salisbury, Wilts.
1208	{ A. '84, May 26 } { F. '89, Jan. 14 }	GAYFORD, HENRY JOHN . . .	Raynham Estate Office, East Raynham, Norfolk.
1643	1889, Dec. 9	GAZE, THOMAS WILLIAM . . .	Frenze Hall, Diss, Norfolk.
985	1883, April 30	GERMAN, GEORGE . . .	Ashby-de-la-Zouch, Leicestershire.
2070	1891, May 23	GERMAN, HARRY . . .	Loughborough, and Ashby-de-la-Zouch.
887	1883, Feb. 12	GERMAN, JOHN . . .	Ashby-de-la-Zouch, Leicestershire.
1161	{ A. '84, May 5 } { F. '87, Nov. 14 }	*GIBB, WILLIAM PASHLEY . . .	Estate Office, Stafford Street, Dublin.
1294	{ A. '86, Jan. 11 } { F. '90, Nov. 10 }	GIBBON, WILLIAM JACOMB . . .	36, Great James Street, Bedford Row, W.C.
1620	1889, Apr. 29	GIBSON, DENSTON . . .	93, New Street, Birmingham.
381	1875, Feb. 1	GILBERT, WILLIAM HENRY SAINSBURY . . .	} 62, Old Broad Street, E.C.
1621	1889, Apr. 29	GILLART, DAVID . . .	Mostyn, Llandudno, Carnarvonshire.
569	1880 Feb. 2	GILLART, RICHARD . . .	Machynlleth, Montgomeryshire.
1466	1888, Mar. 5	GILPIN-BROWN, WILLIAM DUNDAS	Blankney Estate Office, Metheringham, Lincoln.
213	1869, Dec. 6	GIRDWOOD, JAMES . . .	18, Adam Street, Adelphi, W.C.
420	1876, Jan. 24	GLASIER, GEORGE HENRY BROUGHAM . . .	} 6, Spring Gardens, S.W.
1702	1890, Jan. 27	GLEED, RICHARD CUMMINGS . . .	5, Adelaide Place, London Bridge, E.C.
1566	1889, Jan. 28	GODDARD, JOSEPH . . .	{ 6, Market Street, Leicester, and Carlton Chambers, 12, Regent Street, S.W.
1286	{ A. '85, Dec. 7 } { F. '86, May 17 }	*GODFREY, ROBERT . . .	Valentine Road, King's Heath, near Birmingham.
2005	1891, Mar. 14	GOLDSMITH, WILLIAM . . .	40, Old Broad Street, E.C.
1511	1888, Dec. 10	GOODACRE, ROBERT JOHNSON . . .	Friar Lane, Leicester.
989	1883, Dec. 17	GOODCHILD, JOSIAH . . .	59, Tollington Park, N.
1546	1889, Jan. 14	GOODWYN, LEONARD WILLIAM . . .	{ 8, Granville Chambers, Granville Place, Portmouth Square, W.
2006	1891, Mar. 14	GORDON, CHARLES GRIMSTON . . .	Colonia, Grove Park Road, Chiswick, W.
314	{ A. '78, May 19 } { F. '78, Mar. 11 }	GORE, SPENCER W. . . .	16, Whitehall Place, S.W.
1989	1891, Jan. 17	GOTT, CHARLES . . .	8, Charles Street, Bradford.
1567	1889, Jan. 28	GOTT, FRANK . . .	3, East Parade, Leeds.
478	{ A. '77, Feb. 12 } { F. '82, Dec. 18 }	GOTTO, FREDERICK EDWARD . . .	Stony Stratford, Bucks.
578	1880, Apr. 12	GOULDING, WILLIAM PURDHAM . . .	41, Moorgate Street, E.C.
2071	1891, May 28	GOULDSMITH, GEORGE WALLER . . .	2, Pont Street, Belgrave Square, S.W.
2072	1891, May 28	GOVER, ARTHUR SUTTON . . .	4, Queen Street Place, E.C.
1846	1890, Nov. 22	GRADWELL, ARTHUR RICHARD . . .	10, Richmond Terrace, Blackburn.
370	1875, Jan. 18	GRAHAM, WILLIAM . . .	Victoria Chambers, Newport, Monmouthshire.
1218	1884, Dec. 8	GRAIN, ARTHUR TRESS . . .	2, St. Andrew's Hill, Cambridge.
979	{ A. '83, Nov. 12 } { F. '91, Feb. 16 }	GRANT, HARRY GREME . . .	{ Surveyor's Office, Great Western Railway, Paddington Station, W.
827	{ A. '82, Dec. 4 } { F. '85, Jan. 12 }	GRANT, JAMES . . .	Penrallt, Llanidloes, Montgomeryshire.
1260	1885, Mar. 9	GRAVES, WALTER . . .	Winchester House, Old Broad Street, E.C.
690	1882, Jan. 16	GREEN, JAMES . . .	22, Chancery Lane, W.C.

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1735	1890, Feb. 24	GREEN, JOHN	Impney Lodge, Droitwich, Worcestershire.
1188	1884, May 26	GREEN, SAMUEL	28 and 29, St. Swithin's Lane, E.C.
1337	{ A. '86, Dec. 6 } { F. '90, Feb. 10 }	GREEN, THOMAS JOSEPH	28 and 29, St. Swithin's Lane, E.C.
1847	1890, Nov. 22	GREEN, THOMAS THORNTON	12 & 13, Poultry, E.C.
1492	1888, Nov. 12	GREEN, VALENTINE	11, Elmer Street, Grantham.
1087	1884, Feb. 11	GRELLIER, HARLEY MAIR	6, Queen Anne's Gate, S.W.
371	1875, Jan. 18	GREY, CHARLES GREY	{ Office of the Irish Land Commission, 24, Upper Merrion Street, Dublin.
2073	1891, May 23	GRIFFIN, HAROLD	44, High Street, Battersea, S.W.
1714	1890, Feb. 10	GRIFFITHS, EDWARD, JUN.	Knockin, near Oswestry.
1736	1890, Feb. 24	GRIFFITHS, WILLIAM	Gelley-Wernen Estate, Llanelly, Carmarthenshire.
1611	1889, Apr. 1	GRIMLEY, EDWIN FEARN	40, Temple Street, Birmingham.
1612	1889, Apr. 1	GRIMLEY, THOMAS	40, Temple Street, Birmingham.
1811	1890, May 29	GROSE, VINCENT JOHN	13, Railway Approach, S.E.
1737	1890, Feb. 24	GUDGEON, GEORGE EDWARD	Estate Agency Offices, Winchester, Hants.
433	1876, Mar. 20	GWYTHYR, WILLIAM WARLOW	102, Temple Chambers, Temple Avenue, E.C.
1586	1889, Feb. 25	HACKFORD, GEORGE	6, Queen Anne's Gate, S.W.
347	1874, Mar. 16	HADDOCK, ROLAND	45, High Street, Croydon, Surrey.
619	1881, May 2	HALL, ERNEST	166, Queen Street, Portsea, Hants.
517	1878, Dec. 9	HALL, JOHN GEORGE	1, Masbro' Road, West Kensington, W.
923	1883, April 16	HALL, WALTER	38, Chancery Lane, W.C.
1189	1884, May 26	HALLETT, WILLIAM BROWN	{ 11, Queen Victoria Street, E.C., and 278, Hollo- way Road, N.
691	1882, Jan. 16	HAMILTON, HENRY	64 & 65, Coleman Street, E.C.
1738	1890, Feb. 24	HAMILTON, JOHN	23 & 24, Wormwood Street, E.C.
1481	1888, Apr. 30	HANCOCK, WILLIAM ST. JOHN HÜ	Hong Kong, China, and 14, Clifford's Inn, E.C.
1687	1890, Jan. 6	HANKINSON, THOMAS JAMES	Richmond Chambers, Bournemouth, Hants.
1240	1885, Jan. 12	HANNEN, REGINALD, ST. JOHN	The Cottage, Fordingbridge, Salisbury.
892	{ A. '83, Feb. 12 } { F. '89, Jan. 14 }	*HANSELL, REGINALD GODDARD	Lonsdale Chambers, 27, Chancery Lane, W.C.
1245	1885, Jan. 26	HANSON, AMOS	35, Church Street, St. Helen's, Lancashire.
642	1881, Dec. 19	HARDCASTLE, FREDERICK HENRY APPLETON	{ 34, Southampton Street, Strand, W.C.
481	{ A. '77, Mar. 26 } { F. '82, Dec. 18 }	HARDING, EDWARD ERNEST	80, St. Paul's Churchyard, E.C.
363	1875, Jan. 4	HARDING, JOSEPH	49, Lune Street, Preston.
643	1881, Dec. 19	HARDING, SIDNEY LONGHURST	St. Albans, Herts.
1482	1888, Apr. 30	HARDY, RICHARD THOMAS ASH	Estate Offices, Marchington, Staffordshire.
1613	1889, Apr. 1	HARGRAVES, STEPHEN	St. Andrew's Chambers, Albert Square, Manchester
2074	1891 May 23	HARLAND, MARCHANT JAMES	Strafford Road, High Barnet.
2007	1891, Mar. 14	HARLE, JOHN JOSEPH	Tortworth Estate Office, Falfield, Gloucester.
496	{ A. 1873, Jan. 28 } { F. 1883, Nov. 12 }	HARRINGTON, GEORGE FREDERICK	16, Abchurch Lane, E.C.
990	1883, Dec. 17	HARRIS, JAMES	Winchester, Hants.

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1739	1890, Feb. 24	HARRISON, JAMES THOMAS . .	Town Hall Offices, Buckingham.
2075	1891, May 23	HARRISON, RICHARD CREESE .	103, Cannon Street, E.C.
1812	1890, May 29	HARSTON, ARTHUR	15, Leadenhall Street, E.C.
263	1871, Feb. 27	HART, WILLIAM FREDERICK .	Lambeth Waterworks, Brixton Hill, S.W.
1512	1888, Dec. 10	HARVEY, FREDERICK HENRY .	Clapham Junction House, S.W.
523	{ A. '78, Dec. 9 } { F. '90, Jan. 6 }	HARVEY, JOHN JAMES SAYER .	80, Castle Street, Canterbury, Kent.
312	1873, May 19	HASLAM, DRYLAND	17, Friar Street, Reading.
962	{ A. '83, May 25 } { F. '89, Apr. 1 }	*HASLUCK, LANCELOT GERALD .	Green Hill Park, New Barnet, Herts.
1607	1889, Mar. 18	HAUGHTON, WILLIAM HOGHTON .	Highlands, Great Barford, St. Neots.
1472	1888, Mar. 19	HAWKINS, CHARLES	Downham Market, Norfolk.
1608	1889, Mar. 18	HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
1513	1888, Dec. 10	HAYTON, JOSEPH WILLIAM . .	Devonshire Chambers, Carlisle.
2076	1891, May 23	HAYTON, PATTINSON	Devonshire Chambers, Carlisle.
644	1881, Dec. 19	HAYWARD, HENRY	Dover, Kent.
1253	1885, Feb. 23	HAYWOOD, HENRY	9, West Street, Hereford.
54	1868, Jul. 6	HAYWOOD, WILLIAM, LIEUT.- COLONEL	} Guildhall, E.C.
1254	1885, Feb. 23	HAYWOOD, WILLIAM MATTHEWS.	9, West Street, Hereford.
1673	{ A. '89, Dec. 9 } { F. '91, May 25 }	*HEAD, JOHN GEORGE	7, Upper Baker Street, N.W.
833	1892, Dec. 1	HEARD, HERBERT	Shepton Mallet, Somerset.
692	1892, Jan. 16	HEATON, GEORGE HERBERT . .	Endon, near Stoke-upon-Trent, Staffordshire.
617	1881, Apr. 4	HEBBLETHWAITE, LOUIS . .	Conservancy Buildings, Hull.
1848	1890, Nov. 22	HEBDITCH, WILLIAM BENJAMIN	Stratton, South Petherton, Ilminster, Somerset.
1327	1886, Dec. 6	HEDIEY, JOHN HUNT	55, John Street, Sunderland.
1088	1884, Feb. 11	HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
250	1871, Jan. 15	HEDLEY, THOMAS FENWICK . .	Sunderland.
1740	1890, Feb. 24	HEELIS, WILLIAM	26, Budge Row, E.C.
821	{ A. '82, Nov. 13 } { F. '90, Jan. 6 }	HENDERSON, HENRY ARTHUR .	28, Finsbury Pavement, E.C.
1328	1886, Dec. 6	HENDRIKS, HENRY	25, Cannon Street, Birmingham.
1378	1887, Mar. 7	HEPPER, JOHN	East Parade, Leeds.
1219	1884, Dec. 8	HERBERT, ALLAN	The Market Place, Andover, Hants.
991	1883, Dec. 17	HERON, WILLIAM CHARLES . .	Uxbridge, Middlesex.
1575	1889, Feb. 11	HERRING, WILLIAM ARTHUR } WARWICK	} 62, Coleman Street, E.C.
1435	1888, Jan. 9	HESKETT, WILLIAM JAMES . .	24, King Street, Penrith, Cumberland.
1715	1890, Feb. 10	HICKMAN, THOMAS	Leaton, near Shrewsbury.
2077	1891, May 23	HICKSON, STEPHEN WESTBY .	2, King Street, Cheapside, E.C.
1065	1884, Jan. 28	HIGGINS, FREDERIC	Alford, Lincolnshire.
1674	{ A. '89, Dec. 9 } { F. '91, May 25 }	*HIGGINS, GEORGE	12, Finchley Road, St. John's Wood, N.W.
2078	1891, May 23	HILL, THOMAS NELSON	140, Bath Street, Glasgow.
1311	1886, Mar. 22	HILL, WILLIAM BURROUGH . .	2, Albion Place, Southampton, Hants.
220	1870, Jan. 10	HILLIARD, GEORGE BRIDGE . .	Chelmsford, Essex.

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1808	{ A. '86, Jan. 25 } { F. '90, Mar. 24 }	HILLIARD, GEORGE EDWARD	Chelmsford, Essex.
1888	1887, Apr. 18	HILTON, JOHN	{ 33, Walbrook, E.C., and 17, Montpelier Row, Blackheath.
2079	1891, May 23	HINCKS, HENRY THORP	Leicester.
671	{ A. 1881, Dec. 19 } { F. 1883, Nov. 12 }	HINE, GEORGE ERNEST	5, Waterloo Place, S.W.
900	1883, Feb. 26	HINE, GEORGE THOMAS	{ Victoria Street, Nottingham, and 35, Parliament Street, S.W.
70	1868, Jul. 18	HIPPISLEY, EDWIN	12, Chamberlain Street, Wells, Somerset.
1782	1890, Apr. 14	HIPPISLEY, EDWIN MAGGS	12, Chamberlain Street, Wells, Somerset.
1783	1890, Apr. 14	HIPPISLEY, WILLIAM JOHN	12, Chamberlain Street, Wells, Somerset.
815	1882, May 22	HITCHCOX, WILLIAM	Victoria Chambers, Newport, Monmouthshire.
1769	1890, Mar. 24	HOBBS, JOHN	Guinea Hall, Sellinge, near Hythe, Kent.
518	1878, Dec. 9	HOBGEN, FRANCIS NEALE	East Street, Chichester.
2080	1891, May 23	HOBGEN, THOMAS CECIL	East Street, Chichester.
888	1883, Feb. 12	HOBSON, FREDERICK WILLIAM	79, Coleman Street, E.C.
2008	1891, Mar. 14	HOBSON, HARRY	Swinefleet, near Goole, Yorkshire.
1552	{ A. '89, Jan. 14 } { F. '89, Nov. 25 }	*HODGE, LEONARD PERCIVAL	Office of Public Works, Jamaica.
519	1878, Dec. 9	HODSON, GEORGE	{ Loughborough, and Abbey Buildings, Priores Street, Westminster, S.W.
2081	1891, May 23	HOGGARTH, ARTHUR	Kendal, Westmoreland.
2082	1891, May 23	HOGGARTH, EDWIN	69, Highgate, Kendal, Westmoreland.
793	1882, Apr. 24	HOLBECH, ROBERT NEVILLE	21, Bennett's Hill, Birmingham.
2083	1891, May 23	HOLCOMBE, JAMES JOHN	The Favns, Ermington, Devon.
1813	1890, May 29	HOLCOMBE, WALTER	30, Orchard Street, Portman Square, W.
357	1874, Nov. 16	HOLDEN, JOHN	64, Cross Street, Manchester.
1155	1884, May 5	HOLIDAY, FREDERICK DEAN	Bicester, Oxfordshire.
893	{ A. '83, Feb. 12 } { F. '89, Nov. 11 }	HOLLAND, THOMAS JAMES, JUN.	3, Little George Street, S.W.
1770	1890, Mar. 24	HOLLOWAY, THOMAS	Chippenham, Wilts.
1272	1885, Nov. 9	HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
693	1882, Jan. 16	HOLMES, JAMES	23, Delamere Street, Ashton-under-Lyne.
2009	1891, Mar. 14	HOLMES, MONTAGU	33, Paternoster Row, E.C.
1741	1890, Feb. 24	HONEYBALL, FRED THOMAS	Deal, Kent.
2084	1891, May 23	HOOD, HON. VICTOR ALBERT NELSON	{ Hacienda San Ysidro, Sabinas, Coahuila, Mexico.
1097	{ A. '84, Feb. 11 } { F. '89, Jan. 28 }	HOPE, WILLIAM ELLIOTT	7, East India Avenue, Leadenhall Street, E.C.
1644	1889, Dec. 9	HOPKINS, ALFRED JAMES	27, Mortimer Street, Cavendish Square, W.
794	1882, Apr. 24	*HORNE, WILLIAM EDGAR	{ 84, Basinghall Street, E.C., and 17, Great George Street, S.W.
2010	1891, Mar. 14	HORNE, EDMUND	High Street, Hounslow, Middlesex.
1390	1887, May 9	HORNOR, CHARLES JARED	32, Prince of Wales' Road, Norwich.
1391	1887, May 9	HORNOR, FRANCIS	Queen Street, Norwich.
2011	1891, Mar. 14	HORNSEY, ROBERT	Estate Office, Hovingham, York.
1275	1885, Dec. 7	HORSEY, FREDERICK	11, Billiter Square, E.C.
1826	1890, May 29	HORSEY, FREDERICK JOHN TERRY	11, Billiter Square, E.C.

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174	1869, Feb. 22	HORSFALL, RICHARD	{ Post Office Buildings, George Street, Halifax Yorkshire.
1761	1890, Mar. 10	HORSFALL, RICHARD EDGAR	Post Office Buildings, George Street, Halifax.
1940	1891, Jan. 17	HOUGHTON, WILLIAM	58, Old Broad Street, E.C.
1587	1889, Feb. 25	HOVENDEN, HENRY EDWARD	30, Bishopsgate Street Without, E.C.
2085	1891, May 23	HOWARD, HARRY	17, Clifton Road, Littlehampton.
171	{ A. '69, Feb. 8 } { F. '83, Mar. 12 }	HUBBERSTY, HENRY ALFRED	Buxton, Derbyshire.
936	1883, Apr. 30	HUDSON, ARTHUR BYRNE	17, Godlinnan Street, E.C.
2086	1891, May 23	HUDSON, EDWARD WILLIAM	76, Fellows Road, N.W., and Hove, Sussex.
1118	1884, Mar. 10	HUDSON, JAMES	Penrith, Cumberland.
1609	1889, Mar. 18	HUGMAN, CHARLES EADY	9, Craig's Court, Charing Cross, S.W.
776	1882, Mar. 13	HULL, CHARLES	Euston Station, London, N.W.
175	1869, Feb. 22	HUMPHREYS, CHARLES	{ 6, Crosby Square, Bishopsgate Street With E.C.
627	1881, Dec. 5	HUMPHREYS, HENRY	Woodhouse, Loughborough, Leicestershire.
2087	1891, May 23	HUMPHREYS, JOHN HENRY	Woodhouse, Loughborough, Leicestershire.
2088	1891, May 23	HUNT, FREDERICK COPE	9, Cowley Street, Westminster, S.W.
353	1874, May 11	HUNT, HENRY ARTHUR	45, Parliament Street, S.W.
181	1869, Mar. 8	HUNT, JOSIAH	6, Queen Anne's Gate, S.W.
2089	1891, May 23	HUNT, THOMAS	Baldock Street, Ware, Herts.
1941	1891, Jan. 17	HUNTER, CECIL	51, Denbigh Street, S.W.
1762	1890, Mar. 10	HUNTER, WILLIAM HAVARD	{ 8, Queen Anne's Gate, S.W., and Briton F House, Briton Ferry, South Wales.
1016	{ A. '83, Dec. 19 } { F. '91, Jan. 5 }	HUSKINSON, THOMAS WILLIAM	Epperstone Manor, Nottingham.
326	1874, Jan. 19	HUSKINSON, WILLIAM LAMBE	The Manor House, Epperstone, Nottingham.
1220	1884, Dec. 8	HUSSEY, FRANK TOOZE	{ The Grove, Cheddon Fitzpaine, Taur Somerset.
1132	{ A. '84, May 19 } { F. '89 Dec. 9 }	HUSSEY, ROBERT	{ Newborough, near Buiton-upon-Trent, Staf shire.
1477	1888 Apr. 16	HUXLEY, WALTER FREEMAN	29, John Street, Bedford Row, W.C.
563	1880, Jan. 19	I'ANSON, EDWARD BLAKEWAY	7A, Laurence Pountney Hill, E.C.
1137	1884, Apr. 21	INGE, CHARLES HENRY	Broom Leasoe, Whittington, Lichfield.
305	{ A. '73, Feb. 10 } { F. '82, Jan. 16 }	INGRAM, WALTER FIELDE	83, High Street, Lewes, Sussex.
884	1882, Dec. 18	INMAN, MARSHALL NISBET	7, Bedford Row, W.C.
885	1882, Dec. 18	INNOCENT, CHARLES JOHN	Sheffield.
1942	1891, Jan. 17	JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
570	1880, Feb. 16	JACKSON, CHARLES	23, Brazennose Street, Manchester.
209	1869, Jul. 26	JACKSON, FREDERICK	Nottingham.
1943	1891, Jan. 17	JACKSON, SAMUEL	33, Kirkgate, Bradford.
1404	1887, Dec. 19	JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne.
1302	1886, Jan. 25	JEANS, MARK	Marlborough, Wilts.

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736	1882, Feb. 13	JENKINSON, WILLIAM WILBER- FORCE	} 6, Moorgate Street, E.C.
2012	1891, Mar. 14	JENNINGS, WILLIAM JOSEPH	4, St. Margaret's Street, Canterbury, Kent.
992	1883, Dec. 17	JEUDWINE, WILLIAM WYNNE	Chesterfield.
963 {	A. '83, May 25 F. '85, Jan. 26 }	*JOHNSON, HENRY	35, Coleman Street, E.C.
1463 {	A. '88, Feb. 20 F. '91, May 25 }	*JONAS, HARRY MARSHALL	Brooklands Avenue, Cambridge.
195 {	A. '69, Apr. 5 F. '78, Feb. 25 }	JONAS, HENRY	4, Whitehall, S.W.
95	1868, Jul. 27	JONAS, JOHN CARTER	27, Market Hill, Cambridge.
1265	1885, Apr. 20	JONES, CHARLES	Normanhurst, Ealing.
777	1882, Mar. 13	JONES, CHARLES FREDERICK	Eldon Chambers, 30, Fleet Street, E.C.
1703	1890, Jan. 27	JONES, FRANCIS WILLIAM	Ascot, near Wallingford, Berks.
964 {	A. '83, May 25 F. '86, Dec. 6 }	*JONES, HENRY ARTHUR	11, Wellington Street, Strand, W.C.
308	1873, Apr. 21	JONES, HENRY PARR	Portway House, Warminster.
1849	1890, Nov. 22	JONES, ISAAC MATTHEWS	The Town Hall, Chester.
646	1881, Dec. 19	JONES, JAMES WILLIAM	54, Caledonian Road, Leeds.
673 {	A. '81, Dec. 19 F. '91, May 25 }	JONES, THOMAS	15, Great George Street, S.W.
1849	1887, Jan. 10	JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Criccieth, North Wales.
2018	1891, Mar. 14	JONES, WILLIAM EDWARD	Anglesey Estate Office, Graig, Llanfair, Anglesey.
1467	1888, Mar. 5	JOSEPH, DELISSA	17 and 18, Basinghall Street, E.C.
1106	1884, Feb. 25	JOYCE, JOHN HALL	Blackfordby, near Burton-on-Trent.
2014	1891, Mar. 14	JOYNT, GEORGE LAWRENCE	Ballina, Co. Mayo, Ireland.
1460	1888, Feb. 20	JUDD, FRANCIS SAVILE HARRY	Rickling, Bishop's Stortford.
993	1883, Dec. 17	JURD, WILLIAM	10, Oxford Street, Southampton.
412 {	A. '75, Dec. 11 F. '87, Mar. 23 }	KAYE, JOHN EDWARD	Grove Hall, Wakefield, Yorkshire.
1190	1884, May 26	KEDGLEY, CHARLES	Hibernia Chambers, London Bridge, S.E.
580	1880, Nov. 8	KEIRLE, ROBERT	117, Victoria Street, S.W.
975	1883, Nov. 12	KEMSLEY, JOSEPH WILLIAM	Woodford, Essex.
1716	1890, Feb. 10	KENNEDY, JAMES	31, Great James Street, Bedford Row, W.C.
1191	1884, May 26	KENT, GEORGE EDWARD	{ "Normanhurst," Cavendish Road, Southsea, Hants.
1614	1889, Apr. 1	KERSEY, ALEXANDER HENRY	21, Finsbury Pavement, E.C.
1850	1890, Nov. 22	KIDWELL, JOHN	St. Margaret's Bank, Rochester, Kent.
1125 {	A. '84, Mar. 10 F. '88, Dec. 10 }	*KING, ALFRED	6, Spring Gardens, S.W.
873	1883, Jan. 29	KING, FRANK HULME	Horsham, Sussex.
1192	1884, May 26	KING, HENRY	Stourbridge, Worcestershire.
1193	1884, May 26	KING, THOMAS	Pembroke House, Portsmouth, Hants.
191	1869, Mar. 22	KING, SIR WILLIAM DAVID	Lynwood, Waverley Road, Southsea, Hants.
808	1882, May 8	KINGSTON, SAMUEL	Spalding, Lincoln.
1502	1888, Nov. 26	KIRBY, EDMUND	5, Cook Street, Liverpool.

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129	1868, Sep. 28	KNOOLYS, JAMES EDWARD . . .	Fitzhead Court, Taunton, Somerset.
855	{ A. '82, Dec. 18 F. '89, Dec. 9 }	KNOWLES, HENRY	Wotton, Gloucester.
264	1871, Feb. 27	KNOWLES, WILLIAM	Albion Chambers, King Street, Gloucester.
107	1868, Aug. 3	LAMBERT, WILLIAM	49, Finsbury Pavement, E.C.
1398	1887, Dec. 5	LANCASTER, CHARLES HOLLAND	York Buildings, 14, Dale Street, Liverpool.
446	1876, Apr. 24	LANE, CECIL NEWTON	Whiston Hall, Shifnal, Salop.
2090	1891, May 23	LANE, ERNEST LACAN	Richmond Chambers, Bournemouth.
1688	1890, Jan. 6	LANG, CHARLES AUGUSTUS . . .	3, King Street, Cheapside, E.C.
762	1882, Feb. 27	LANGRIDGE, GEORGE	Public Rooms, Tunbridge Wells, Kent.
1514	1888, Dec. 10	LANGRIDGE, WILLIAM	The Great Hall, Tunbridge Wells, Kent.
600	1881, Jan. 24	LANDDOWN, GEORGE	5 & 7, Warwick Street, Charing Cross, S.W.
1645	1889, Dec. 9	LARMUTH, GEORGE HORATIO . .	{ Wilton Chambers, 10, St. Ann's Square, Manchester.
2015	1891, Mar. 14	LATTER, HUGH ROBINSON . . .	3, Market Square, Bromley, Kent.
145	1868, Nov. 9	LAURANCE, JOHN	Sexton Barns, Peterboro'.
1089	1884, Feb. 11	LAW, EDMUND	29, Abington Street, Northampton.
1717	1890, Feb. 10	LAWFORD, WILLIAM ROBINSON .	Underhill, Oswestry.
2091	1891, May 23	LAWRANCE, WALTER	8, Delahay Street, S.W.
1944	1891, Jan. 17	LAWRENCE, ARTHUR	Great Marlow, Bucks.
1019	{ A. '83, Dec. 17 F. '89, Nov. 11 }	LAWRENCE, WILLIAM ROBERT .	57 & 58, Chancery Lane, W.C.
513	1878, Nov. 11	LEANE, GEORGE HENRY	21, Queen Anne's Gate, S.W.
1461	1888, Feb. 20	LEANING, JOHN	11, Poultry, E.C.
60	{ A. '68, July 6 F. '82, May 8 }	LEE, CHARLES WILLIAMS	63, Lincoln's Inn Fields, W.C.
332	1874, Feb. 2	LEE, FREDERICK	6, Great College Street, S.W.
1610	1889, Mar. 18	LEE, PHILIP SHIRLING	{ 35, Craven Street, W.C., and Oaklands, Wotton, Essex.
2092	1891, May 23	LEE, SYDNEY WILLIAMS	63, Lincoln's Inn Fields, W.C.
1090	1884, Feb. 11	LEE, WILLIAM	143½, High Street, Guildford, Surrey.
229	1870, Feb. 7	LEES, JOHN	Reigate, Surrey.
2016	1891, Mar. 14	LEGARD, DIGBY CHARLES . . .	Tealby, Market Rasen, Lincolnshire.
836	1882, Dec. 18	LEMON, JAMES	Southampton.
675	{ A. '81, Dec. 19 F. '89, Mar. 18 }	LEONARD, HENRY HOLMES . . .	202, Bishopsgate Street Without, E.C.
717	1882, Jan. 30	LEPPER, JOHN HARRAGE	Town Hall, Bromley, Kent.
1156	1884, May 5	LE ROSSIGNOL, FRANCIS	1, Gresham Buildings, Basinghall Street, E.C.
1176	1884, May 19	LETHBRIDGE, WALTER	1, Leigham Villas, Plymouth.
1945	1891, Jan. 17	LETTIS, THOMAS HOLLINS . . .	185, Earl's Court Road, S.W.
647	1881, Dec. 19	LIGHTFOOT, FRANCIS LOWRY . .	3, Old Palace Yard, S.W.
901	1883, Feb. 26	LIGHTFOOT, HENRY LE BLANC	Lower Lawn, Tisbury, Salisbury.
1646	1889, Dec. 9	LINAKER, CHARLES EDWARD . .	Frodsham, Cheshire.
1361	1887, Jan. 24	LINES, RICHARD SAMUEL	103, Hammersmith Road, W.
1647	1889, Dec. 9	LIPSCOMB, ROBERT HARTLEY . .	East Budleigh, Budleigh Salterton, Devon.

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1405	1887, Dec. 19	LISTER-KAYE, CHARLES WILKIN-SON	} Osberton, Worksop, Notts.
787	1882, Feb. 18	LITTLE, WILLIAM CUTLACK	
949 { A. '83, May 21 } F. '88, Apr. 16 }		LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester, Oxon.
2093	1891, May 23	LLEWELLIN, DAVID MORGAN	Glanwern Offices, Pontypool.
648	1881, Dec. 19	LOCK, WILLIAM HENRY	Instow, North Devon.
2094	1891, May 23	LOCKYER, GILBERT EDWARD	12, Southampton Street, Fitzroy Square, W.
398	1875, Mar. 15	LOFTS, HENRY	130, Mount Street, Grosvenor Square, W.
1138	1884, Apr. 21	LOOKER, JOHN	High Street, Huntingdon.
1896	1887, Nov. 14	LOVEGROVE, HENRY	26, Budge Row, E.C.
424	1876, Feb. 7	LOVEJOY, ALFRED	35, Bucklersbury, E.C.
1814	1890, May 29	LOVEYS, ARTHUR CLAMPITT	Moretonhampstead, Devon.
1126 { A. '84, Mar. 10 } F. '91, Feb. 16 }		LOW, ROBERT JOHN	49, Finsbury Pavement, and St. Alban's, Herts.
788	1882 Feb. 13	LOWE, CHARLES HARLOWE	Hampstead Vestry Hall, Haverstock Hill, N.W.
1643	1889, Dec. 9	LUCAS, WILLIAM EDWARD	Bexley, Kent.
1742	1890, Feb. 24	LUDLOW, WALTER ROBERT	18, New Street, Birmingham.
2095	1891, May 23	LYNAM, CHARLES	Stoke-on-Trent.
917 { A. '83, Apr. 2 } F. '89, Nov. 11 }		LYSTER, THOMAS RICE SOMERVILLE	} Bedford Office, Thorney, Peterborough.
1743	1890, Feb. 24	LYWOOD, EDWIN	
425	1876, Feb. 7	McCALL, GEORGE	33, Victoria Chambers, Market Place, Blackburn.
2096	1891, May 23	MACDOUGALL, ROBERT	69, Kenfield Street, Glasgow.
1615	1889, Apr. 1	MACIVER, COLIN	23, Bold Street, Warrington.
1622	1889, Apr. 29	McLEAN, DONALD	Dunrobin Estate Office, Golspie, Sutherlandshire,
1818 { A. '86, May 3 } F. '91, Feb. 2 }		MADDOX, CHARLES RALPH	9, Warwick Court, Gray's Inn, W.C.
161	1869, Jan. 25	MANN, CHARLES JOHN	29, Great George Street, S.W.
1784	1890, Apr. 14	MANN, JAMES BAGSHAW	12, Lower Grosvenor Place, S.W.
373	1875, Jan. 18	MANN, ROBERT WILKS	12, Lower Grosvenor Place, S.W.
1946	1891, Jan. 17	MANNERS, HENRY ALFRED	Buckminster Park, near Grantham.
1616	1889, Apr. 1	MARGERESON, CHARLES FREDERIC	New Square, Chesterfield.
1862	1887, Jan. 24	MARGETTS, JOHN WILLIAM	12, High Street, Warwick.
1947	1891, Jan. 17	MARKS, HYMAN	19, Ludgate Hill, E.C.
192	1869, Mar. 22	MARR, JAMES	8, Adam Street, Adelphi, W.C.
470 { A. '77, Jan. 15 } F. '89, Dec. 9 }		MARRIOTT, GEORGE WHARTON	35, Brompton Crescent, S.W.
626 { A. '81, Nov. 14 } F. '84, Nov. 24 }		MARSHALL, LIONEL HASLER	Chippenham, Wilts.
1785	1890, Apr. 14	MARSHALL, PETER	8, George Street, Sheffield.
2097	1891, May 23	MARSON, THOMAS	Higham, Hinckley, and Leicester.
976	1883, Nov. 12	MARTIN, GEORGE DENNIS	124-127, Mansion House Chambers, E.C.
434	1876, Mar. 20	MARTIN, GILSON	Chatsworth, Chesterfield.
364	1875, Jan. 4	MARTIN, HOWARD	{ 27, Chancery Lane, W.C., and Bolney Grange, Havelock Road, Croydon.

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280	1870, Feb. 7	MARTIN, JAMES	Wainfleet, Lincolnshire.
		(Member of Council)	
1649	1889, Dec. 9	MARTIN, ROBERT FREWEN . .	Mountsorrel, Loughborough.
704	{ A. '82, Jan. 16 F. '84, Jan. 28 }	MARTIN, WALTER	Wainfleet, Lincolnshire.
1589	1889, Feb. 25	MARVIN, ALBERT EDWARD . .	Mare Hill, Carisbrooke, Isle of Wight.
1598	1889, Mar. 4	MASON, CHARLES.	Westgate, Louth, Lincolnshire.
1091	1884, Feb. 11	MASON, WILLIAM ARTHUR . .	31a, Colmore Row, Birmingham.
1288	{ A. '85, Dec. 7 F. '88, Nov. 12 }	*M'ASIE, FRANK	Tetley House, Kirkgate, Wakefield.
696	1882, Jan. 16	MASTERMAN, GEORGE HUGHES .	35, Coleman Street, E.C.
994	1883, Dec. 17	MATHEWS, GEORGE SPENCER . .	15, Waterloo Street, Birmingham.
995	1883, Dec. 17	MATHEWS, JOSEPH DOUGLAS . .	11, Dowgate Hill, E.C.
89	1868, Jun. 15	MATHEWS, WILLIAM	15, Waterloo Street, Birmingham.
		(Member of Council)	
1066	1884, Jan. 28	MATTHEWS, WILLIAM	8, Delahay Street, S.W.
1899	1887, Dec. 5	MAUDE, RAYMOND WILLIAM . .	4, Waterloo Place, S.W.
1356	{ A. '87, Jan. 10 F. '90, Jan. 6 }	*MAXWELL, FRANCIS WILLIAM .	29, Princess Street, Manchester.
1630	1889, Nov. 25	MAXWELL, JAMES	29, Princess Street, Manchester.
718	1882, Jan. 30	MAYLARD, CHARLES GRASON . .	6, Great Queen Street, S.W.
837	1882, Dec. 18	MAYNARD, EDWARD	College Chambers, The Green, Richmond, Surrey.
1948	1891, Jan. 17	MEADE, THOMAS DE COURCY . .	1, Park Villas, The Park, Highgate, N.
2098	1891, May 23	MELLER, WILLIAM GALLOWAY . .	22, Cooper Street, Manchester.
552	1879, Dec. 8	MELLERSH, ALFRED WILLIAM . .	Godalming, Surrey.
1949	1891, Jan. 17	MELLOR, THOMAS HENRY . . .	110, St. James' Street, Brighton.
1379	1887, Mar. 7	MENZIES, WILLIAM	Surbiton House, Englefield Green, Surrey.
2099	1891, May 23	MERRY, THOMAS	2, Guildhall Road, Northampton.
764	1882, Feb. 27	MESSINGER, WILLIAM HARRY . .	Hullbrook, Guildford, Surrey.
1223	1884, Dec. 8	*MICHELMORE, ALFRED	Berry Pomeroy Estate Office, Totnes, Devon.
1493	1888, Nov. 12	MIDDLETON, REGINALD EMPSON	35, Parliament Street, S.W.
1568	1889, Jan. 28	MILES, WILLIAM FREDERICK . .	37, Friar Lane, Leicester.
697	1882, Jan. 16	MILLAR, CHARLES WILLIAM . .	14, Grafton Street, W.
1177	1884, May 19	MILLS, SAMUEL MEALING . . .	Orford Hill, Norwich.
1305	1886, Feb. 22	MILLS, WILLIAM EDWARD . . .	49, Hamilton Square, Birkenhead.
1421	{ A. '87, Dec. 19 F. '89, Nov. 11 }	*MILLWARD, ISAAC	Office of Public Works, Dublin.
1950	1891, Jan. 17	MILNES, ELI	99, Swan Arcade, Bradford.
477	1877, Feb. 12	MINTER, WILLIAM	81, Bondgate, Darlington.
1232	{ A. '84, Dec. 8 F. '90, Nov. 10 }	*MIXER, EDWARD	44, Charing Cross, S.W.
1718	1890, Feb. 10	MONCKTON, HENRY PERCIVAL . .	32, Walbrook, E.C.
1951	1891, Jan. 17	MONTAGU, HENRY HAVELOCK . .	36, Coleman Street, E.C.
1771	1890, Mar. 24	MOODY, THOMAS	35, Craven Street, Strand, W.C.
1576	1889, Feb. 11	MOORE, ALFRED	144, Mile End Road, E.
2100	1891, May 23	MOORE, ALGERNON	Bridge Road, East Molesey, Surrey.
1577	1889, Feb. 11	MOORE, FREDERIC	{ 144, Mile End Road, E., and Houston House Worthing, Sussex.

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165	{ A. '84, May 5 } { F. '88, May 14 }	*MOORE, HAROLD EDWARD . . .	{ 41, Bedford Row, W.C., and Head Gate Court, Colchester, Essex.
1772	1890, Mar. 24	MORRIS, CHARLES	27, Bridlesmith Gate, Nottingham.
1443	1888, Jan. 23	MORRIS, EDWARD HENRY . . .	Chirbury, Salop.
2101	1891, May 23	MORRIS, GEORGE FIELD . . .	67 and 68, Cheapside, E.C.
1119	1884 Mar. 10	MORRIS, HERBERT	Lewes, Sussex.
607	1881, Feb. 7	MORTIMER, JOHN CAMDEN . . .	5, Great Queen Street, S.W.
1127	{ A. '84, Mar. 10 } { F. '91, Jan. 5 }	MOSS, THOMAS WALTER . . .	7, Gray's Inn Place, Gray's Inn, W.C.
778	1882, Mar. 13	MULLETT, FREDERICK AUGUSTUS	Albion House, Hyde Park Square, W.
2017	1891, Mar. 14	MUNDY, HERBERT	Manvers Street, Trowbridge, Wilts.
765	1882, Feb. 27	MUNRO, PHILIP	{ 2, St. Stephen's Chambers, New Baldwin Street, Bristol.
1590	1889, Feb. 25	MURGATROYD, JAMES	23, Strutt Street, Manchester.
1406	1887, Dec. 19	MURRAY, GILBERT	Elvaston Estate Office, Derby.
1952	1891, Jan. 17	MURRAY, WILLIAM	21, Surrey Street, W.C.
1166	{ A. '84, May 5 } { F. '89, Nov. 11 }	MYLNE, WILLIAM JOHN HOME.	Sabrina, Clevedon Road, Weston-super-Mare.
809	1882, May 8	MYNORS, WALTER CHARLES } TOWERS	Little Ingestre, Stafford.
1591	1889, Feb. 25	NAPIER, HENRY BURROUGHS . .	Chippenham, Wilts.
164	{ A. '69, Jan. 25 } { F. '82, Mar. 13 }	NASH, ALFRED JAMES	Farnham, Surrey.
189	1868, Nov. 2	NEALE, CHARLES JAMES . . .	High Oakham, Mansfield, Notts.
2018	1891, Mar. 14	NEALE, GEORGE JAMES . . .	25, Motecomb Street, Belgrave Square, S.W.
581	1879, Feb. 3	NEAME, FREDERICK, JUN. . . .	Macknade, Faversham, Kent.
795	1882, Apr. 24	NEATE, ARTHUR WEBB	Albion House, Newbury, Berks, and Hungerford.
1744	1890, Feb. 24	NETHERSOLE, WILLIAM	Deal, Kent.
1814	1886, May 8	NEVE, HERBERT	Hole Park, Rolvenden, Kent.
1650	1889, Dec. 9	NEVETT, THOMAS	41, Fishergate, Preston, Lancashire,
414	{ A. '75, Dec. 13 } { F. '82, Feb. 27 }	NEVILLE, HENRY WILLIAM . . .	{ Broughton Estate Office, 8, John Dalton Street, Manchester.
2102	1891, May 23	NEW, EDWARD VORLEY	62, George Street, Portman Square, W.
1719	1890, Feb. 10	NEWILL, ROBERT HENRY . . .	Lydbury North, Shropshire.
1276	1885, Dec. 7	NEWMAN, ARTHUR HARRISON . .	19A, Tooley Street, London Bridge, S.E.
856	{ A. '82, Dec. 18 } { F. '89, Nov. 11 }	NEWMAN, CHARLES HENRY . . .	34, Savile Row, W.
289	1872, Dec. 9	NEWMAN, FRANCIS	Ryde, Isle of Wight.
1592	1889, Feb. 25	NEWMAN, GEORGE	20, Budge Row, E.C.
566	{ A. '80, Jan. 19 } { F. '86, Apl. 12 }	NEWMARCH, HENRY CHARLES . .	35, Lincoln's Inn Fields, W.C.
1041	1884, Jan. 14	NEWSAM, SAMUEL WATERHOUSE	3, East Parade, Leeds.
739	1882, Feb. 13	NEWSON, HARRY CARSS	57, Lincoln's Inn Fields, W.C.
1020	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	NEWTON, THOMAS EDWIN . . .	45, Jewry Street, Winchester.
874	1875, Jan. 18	NICHOLS, DANIEL CUBITT . . .	3, Howard Street, Strand, W.C.
1953	1891, Jan. 17	NICHOLSON, ANSELM	55, Parliament Street, S.W.
401	1875, Apr. 26	NOCKOLDS, MARTIN	Saffron Walden, Essex.

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1264	1885, Mar. 28	NOEL, BYRON BRUCE . . .	East Horsley, Leatherhead.
2103	1891, May 28	NORMAN, CECIL MANNERS . .	Huncote House, Leicester.
435	1876, Mar. 20	NORMAN, JAMES MAURICE . .	Uxbridge, Middlesex.
182	1869, Mar. 8	NORMAN, WILLIAM . . .	34, Great George Street, S.W.
1720	1890, Feb. 10	NORMAN, WILLIAM HORACE . .	34, Great George Street, S.W.
502	{ A. '78, Feb. 11 } { F. '90, Mar. 10 }	NORRIS, WALTER HENRY . .	60, Fore Street, Hertford.
85	1868, Jul. 20	NORTH, GEORGE . . .	Palace Chambers, 9, Bridge Street, S.W.
958	1883, May 25	*NORTH, GEORGE FREDERIC . .	Wroxton Estate Office, near Banbury, Oxon.
1569	1889, Jan. 28	NORTHCROFT, HENRY . . .	57, Charing Cross, S.W.
2019	1891, Mar. 14	NORTON, THOMAS HERBERT . .	Park Farm, Woburn, Beds.
255	1871, Feb. 13	NOTLEY, RICHARD ALBERT . .	80, Cornhill, E.C.
698	1882, Jan. 16	NOTLEY, ROBERT PLEDGE . .	35, Bucklersbury, E.C.
676	{ A. '81, Dec. 19 } { F. '87, Feb. 7 }	NOTTAGE, WILLIAM GRIGGS . .	High Street, Slough.
1763	1890, Mar. 10	NUTTALL, THOMAS . . .	12, Market Street, Bury, Lancashire.
59	1868, Jul. 6	OAKLEY, CHRISTOPHER . . .	10, Waterloo Place, S.W.
		(Member of Council)	
2020	1891, Mar. 14	OAKLEY, EDWARD BENJAMIN . .	Heather Dean, Bournemouth.
486	1877, Apr. 30	OAKLEY, WILLIAM . . .	10, Waterloo Place, S.W.
650	1881, Dec. 19	OBORNE, ALFRED WILLIAM . .	{ 9, Moorgate Street, E.C., and Wimbledon Park, Surrey.
1468	1883, Mar. 5	OLDROYD, LINLEY . . .	5, Oxford Place, Leeds.
1306	1886, Feb. 22	ORGILL, JOHN BERWICK . .	21, Hart Street, Bloomsbury Square, W.C.
1851	1890, Nov. 22	OSMOND, EDWARD . . .	Oakford, Upton Pyne, Devon.
1721	1890, Feb. 10	OWEN, HENRY . . .	Dana Chambers, Shrewsbury.
183	1869, Mar. 8	OWEN, THOMAS RULE . . .	High Street, Haverfordwest, Pembrokeshire.
1098	{ A. '84, Feb. 11 } { F. '90, Jan. 6 }	OWEN, THOMAS HENRY . . .	High Street, Haverfordwest, Pembrokeshire.
1628	1889, Nov. 11	OWEN, WILLIAM SCOTT . . .	Cefngwifed, near Newtown, Montgomeryshire.
2021	1891, Mar. 14	PAGE, GEORGE FREDERICK . .	Eagle Chambers, Kingston-on-Thames.
1042	1884, Jan. 14	PAGE, ROBERT . . .	9, Denman Street, London Bridge, S.E.
406	{ A. '75, Nov. 8 } { F. '81, April 4 }	PAIN, COARD SQUAREY . . .	{ 14, North John Street, Liverpool, and 5, Victoria Street, Westminster, S.W.
1815	1890, May 29	PARK, PHILIP SAMUEL . . .	18, Winckley Street, Preston, Lancashire.
1315	1886, May 3	PARK, WILLIAM PHILIP . . .	18, Winckley Street, Preston, Lancashire.
1888	1887, Mar. 21	PARKER, CHARLES ALFRED . .	{ 43, Finsbury Circus, E.C., and Woodhaugh, Mortimer Place, Maldon, Essex.
1260	1885, May 18	PARKER, JOHN . . .	Mansion House, Hereford.
567	{ A. '80, Jan. 19 } { F. '88, Jan. 9 }	PARKER, THE HON. CECIL } THOMAS }	Eccleston, Chester.
1852	1890, Nov. 22	PARKER, WILLIAM HENRY . .	Westgate Lodge, Warwick.
628	{ A. '81, Dec. 5 } { F. '84, Nov. 24 }	PARKIN, JOHN ROBERT . . .	Idridgehay, near Derby.
1853	1890, Nov. 22	PARKIN, WILLIAM . . .	Babworth, Retford, Notis.

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865	1883, Jan. 15	PARMETER, FRANK	{ South View House, West Parade, Newcastle-on-Tyne.
104	1891, May 23	PARNACOTT, ALFRED	The Ferns, Laurel Grove, Penge, S.E.
910	1883, Mar. 12	PARR, SAMUEL	New Broad Street House, E.C.
022	1891, Mar. 14	PARR, SAMUEL GEORGE	New Broad Street House, E.C.
854	1890, Nov. 22	PARRY, ALBERT WOODWARD	22, The Forbury, Reading.
422	{ A. '87, Dec. 19 F. '91, Mar. 16 }	*PARRY, RICHARD	17, Parliament Street, S.W.
508	1888, Nov. 26	PARSONS, FRANK DONISTHORPE	{ Misterton, Crewkerne, Somerset, and Tisbury, Wilts.
855	1890, Nov. 22	PARSONS, FREDERICK CECIL	9, Marine Parade, Brighton.
288	1872, Dec. 9	PARSONS, HENRY	Misterton, Crewkerne, Somerset.
764	1890, Mar. 10	PARSONS, HENRY JOHN DONNE	Misterton, Crewkerne, Somerset.
957	{ A. '83, May 25 F. '86, Dec. 10 }	PARSONS, ROBERT MAURICE PETERS	{ Misterton, Crewkerne, Somerset.
745	1890, Feb. 24	PATERSON, CHARLES	Canford Estate Office, Wimborne, Dorsetshire.
601	1881, Jan. 24	PATTISSON, JACOB LUARD	6, Sussex Gardens, Hyde Park, W.
967	{ A. '83, May 25 F. '88, May 14 }	*PAULL, ALAN	6, Quality Court, Chancery Lane, W.C.
157	1884, May 5	PAXTON, EDWARD HAYTON	West Bank, Brixton Hill, S.W.
588	1880, Dec. 13	PAYNE, ALEXANDER	4, Storey's Gate, S.W.
719	1882, Jan. 30	PAYNE, FREDERICK	Town Hall, Bromley, Kent.
363	1887, Jan. 24	PECK, HENRY WILLIAM	6, Poultry, E.C.
270	1885, May 18	PECK, WILLIAM ROLAND	8, Pall Mall East, S.W.
105	1891, May 23	PELLS, ARTHUR	Beebles and Lowestoft.
651	1889, Dec. 9	PEMBERTON, CHARLES OLIVER PAGET	{ 18, Temple Row, Birmingham.
21	1868, Jun. 15	PENFOLD, JOHN WORNHAM (Honorary Secretary)	29, Great George Street, S.W.
452	1876, May 8	PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neots.
341	{ A. '86, Dec. 6 F. '91, May 25 }	*PERKINS, WALTER FRANK	Portswood House, Southampton, Hants.
106	1891, May 23	PERRIAM, ALFRED JOSEPH	52, St. John's Villas, Upper Holloway, N.
262	1885, Feb. 9	*PETO, JAMES WINDER	6, Market Place, Reading, Berks.
428	1876, Feb. 21	PHILLIPS, FREDERICK HAMILTON	12, Belgrave Gardens, Dover, Kent.
652	1889, Dec. 9	PHILLIPS, WILLIAM EDWIN	Eagle Chambers, Kingston-on-Thames.
043	1884, Jan. 14	PICKERING, WILLIAM CLOVES	Rhewl House, Mostyn Quay, N. Wales.
651	1881, Dec. 19	PICKSTOCK, JOHN	Castle Hill, Winchester, Hants.
617	1889, Apr. 1	PIERSON, CHARLES	10, Marsden Street, Pall Mall, Manchester.
968	{ A. '83, May 25 F. '86, Dec. 6 }	*PILDITCH, PHILIP EDWARD	{ 17, Parliament Street, S.W., and 10, Upper Philimore Place, Kensington, W.
704	1890, Jan. 27	PINKS, EDWIN CHARLES	45, Parliament Street, S.W.
196	1884, May 26	POLLARD, HARRY EMANS	14, Duke Street, Adelphi, W.C.
1028	1891, Mar. 14	POPPEL, JOHN	Groves Hall, Sleights, near Whitby.
997	1883, Dec. 17	POPPELWELL, WILLIAM WILLOTT	{ Victoria Chambers, Southampton Buildings, W.C., and Imperial Chambers, Derby.
699	1882, Jan. 16	PORTER, ALFRED	109, Grange Road, Bermondsey, S.E.

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558	1880, Jan. 5	POTTS, JOSEPH, JUN.	57, John Street, Sunderland.
224	1870, Jan. 24	POUNDLEY, JOHN EDWARD	Kerry, Newtown, Montgomeryshire.
487	1877, May 14	POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
1856	1890, Nov. 22	POWELL, FREDERICK ATKINSON	{ 344, Kennington Park Road, S.E., and Agincourt Square, Monmouth.
1022	{ A. '83, Dec. 17 F. '91, Mar. 16 }	POWELL, HUBERT JOHN	St. Swithun's Estate Offices, Lewes, Sussex.
342	{ A. '74, Feb. 16 F. '80, Nov. 22 }	POWELL, REGINALD HENRY	St. Swithun's Lane, High Street, Lewes, Sussex.
490	1877, Dec. 10	POWELL, GEORGE HARRY	29, Parliament Street, S.W.
1781	1890, Apr. 14	PRICE, FRANCIS HOLBORROW GLYNN	{ Longlands Place, Swansea, Glamorganshire.
1205	{ A. '84, May 26 F. '90, Nov. 10 }	PRICE, THOMAS WILLIAM	59, Fenchurch Street, E.C.
2107	1891, May 23	PRIDMORE, ALBERT EDWARD	{ 2, Broad Street Buildings, E.C., and Watford Herts.
1857	1890, Nov. 22	PRIDMORE, ARTHUR STIRLING	140, Junction Road, N.
1816	1890, May 29	PRITCHETT, ELLIS HERBERT	Farrington Street, Swindon, Wilts.
1278	1885, Nov. 9	PUNCHARD, FREDERICK	{ Underley Estate Office, Kirkby Lonsdale, W. moreland.
1080	{ A. '84, Jan. 28 F. '89, Jan. 28 }	PURCHASE, EDWARD KEYNES	{ Mansion House Chambers, 11, Queen Victoria Street, E.C.
1858	1890, Nov. 22	PURVES, PETER	Huntingdon, and 45, Lincoln's Inn Fields, W.
1224	1884, Dec. 8	PYM, GEORGE EDWIN	Doods. Reigate, Surrey.
2024	1891, Mar. 14	QUICK, FREDERIC WILLIAM	13, Culmore Road, Peckham, S.E.
796	1882, Apr. 24	RABY, JOSEPH WALKER	78, Cross Street, Manchester.
625	1881, Nov. 14	RABY, WILLIAM	78, Cross Street, Manchester.
1515	1888, Dec. 10	RADFORD, WILLIAM	1, Princess Street, Manchester.
1954	1891, Jan. 17	RADFORD, WILLIAM HAROLD	1, Princess Street, Manchester.
1462	1888, Feb. 20	RAIKES, COLONEL GEORGE WHITTINGTON	{ Ragley Estate Office, Alcester, Redditch.
2025	1891, Mar. 14	RANDALL, RICHARD	Royal Engineers' Office, Curragh Camp, Ireland.
2108	1891, May 23	RANSOM, THOMAS ROBERT	{ 12, Lower Grosvenor Place, and 32, Lower Grosvenor Street, S.W.
902	1883, Feb. 26	RAWLENCE, ERNEST ALFRED	Newlands, Salisbury.
231	1870, Feb. 7	RAWLENCE, JAMES	Salisbury, Wilts.
2026	1891, Mar. 14	RAWLENCE, JAMES EDWARD	The Canal, Salisbury, Wilts.
1859	1890, Nov. 22	RAWLINS, HENRY ADAIR	46, Queen Victoria Street, E.C.
134	1868, Oct. 26	RAYNBIRD, HUGH EDWARD	Basingstoke, Hants.
1516	1888, Dec. 10	REA, JOHN MARCUS BEAUMONT	{ 8, Winckley Street, Preston, and Lytham Lancashire.
1139	1884, Apr. 21	READ, GEORGE HUNTLY	27, Albany Street, N.W.
2109	1891, May 23	REBBECK, EDWARD WISE	Gervis Place, Bournemouth.
839	1882, Dec. 18	REDDALL, DAVID GADSDEN	10, South Street, Finsbury, E.C.
1860	1890, Nov. 22	REES, ITHEL TREHARNE	Guildhall Chambers, Cardiff.

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384 1880, Dec. 13	REES, WILLIAM ANDREW . . .	7, Cornhill, E.C.
344 1879, Apr. 28	REES, WILLIAM GEORGE . . .	Holly House, Newport, Monmouthshire.
344 1884, Jan. 14	REEVES, BENJAMIN AUSTEN . . .	27, Chancery Lane, W.C.
329 { A. '83, Apr. 16 } F. '89, Jan. 28 }	REID, FRANCIS	Bucksford, Ashford, Kent.
314 1878, Nov. 11	REID, PATRICK SANDEMAN . . .	20, John Street, Adelphi, W.C.
387 1883, April 30	RENDELL, ARTHUR STEPHEN . .	Market Terrace, Newton Abbot.
301 { A. '82, Apr. 24 } F. '91, Jan. 19 }	REX, CHARLES WILLIAM	1, Stanhope Terrace, Regent's Park, N.W.
302 { A. '82, Apr. 24 } F. '90, Jan. 27 }	REX, FRANCIS HERBERT	311, Kentish Town Road, N.W.
172 { A. '69, Feb. 8 } F. '82, Feb. 13 }	REX, WILLIAM	311, Kentish Town Road, N.W.
453 { A. '76, May 8 } F. '81, Dec. 6 }	RICH, ROBERT	Dideot, Berks.
390 1883, Feb. 12	RICHARDS, ALFRED	18, Finsbury Circus, E.C.
027 1891, Mar. 14	RICHARDS, GEORGE EDWARD . .	St. John's Hill, Wimborne, Dorset.
197 1884, May 23	RICHARDS, HENRY BRINLEY . .	79, Coleman Street, E.C.
110 1891, May 23	RICHARDS, WILLIAM	Tottenham, N., and 18, Finsbury Circus, E.C.
955 1891, Jan. 17	RICHARDSON, CHARLES	15, Barn Hill, Stamford, Lincolnshire.
746 1890, Feb. 24	RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
817 1890, May 29	RICHARDSON, JAMES	15, Barn Hill, Stamford, Lincolnshire.
461 1876, Dec. 18	RICHARDSON, JOHN	Methley Park, Leeds.
705 1890, Jan. 27	RICHMOND, WALTER COLERIDGE	The Hollies, Potter's Bar, N.
303 1873, Feb. 10	RICKMAN, THOMAS MILLER . . .	8, Montague Street, Russell Square, W.C.
	(Member of Council)	
914 1883, April 2	RIDDLE, FREDERICK HENRY } BRIMBLE }	139, Trinity Road, Tooting, S.W.
028 1891, Mar. 14	RIGDEN, FRANCIS	Salisbury, Wilts.
724 { A. '82, Jan. 30 } F. '83, Jan. 29 }	RIGDEN, HENRY WILLIAM	Salisbury, Wilts.
444 1888, Jan. 23	RIGDEN, JOHN LAMBE	{ Natal Government Buildings, Maritzburg, Natal, South Africa, and Belle Vue, Salisbury.
111 1891, May 23	RIGG, CHARLES	24, High Street, Cardiff.
517 1888, Dec. 10	RIGHTON, EDWARD GRANTHAM . .	High Street, Evesham, Worcestershire.
722 1890, Feb. 10	ROBERTS, HENRY CRÖYDON . . .	16, Abchurch Lane, E.C.
423 { A. '76, Jan. 24 } F. '90, Nov. 10 }	ROBERTS, CHARLES QUINCEY . . .	2, South Square, Gray's Inn, W.C.
120 1868, Aug. 17	ROBERTS, RICHARD	42, New Broad Street, E.C.
1786 1890, Apr. 14	ROBERTS, THOMAS	Portmadoc, North Wales.
754 { A. '82, Feb. 13 } F. '91, May 25 }	ROBEY, ROBERT	Oaklands, East Tytherley, Romsey, Hants.
445 1883, Jan. 23	ROBINS, EDWARD	22, Conduit Street, W.
72 1868, Jul. 13	ROBINS, EDWARD COOKWORTHY . .	46, Berners Street, Oxford Street, W.
603 1881, Jan. 24	ROBINS, WILLIAM HENRY	82A, New Street, Birmingham.
1350 1887, Jan. 10	ROBINSON, CHARLES EDWARD . .	36, Coleman Street, E.C.
1112 1891, May 23	ROBINSON, ELMUND ARTHUR . . .	Lee-on-the-Solent, Gosport, Hants.
618 1881, Apr. 4	ROBINSON, HENRY	Westminster Chambers, 13, Victoria Street, S.W.
810 1882, May 8	ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.

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291	1872, Dec. 9	ROBSON, EDWARD ROBERT . . .	{ Palace Chambers, 9, Bridge Street, S.W., 2, The Paragon, Blackheath, S.E.
1453	1888, Feb. 6	RODERICK, JOHN	2, Temple Row West, Birmingham.
1747	1890, Feb. 24	RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
1225	1884, Dec. 8	ROGERS, WILLIAM BENNETT . . .	78, Gloucester Road, South Kensington, S.W.
1570	1889, Jan. 28	ROKER, MITCHEL JOHN	Bank Chambers, Bournemouth.
861	{ A. '74, Dec. 7 } { F. '76 Jan. 24 }	ROLLESTON, JOHN FOWKE LANCELOT (Member of Council)	{ Grey Friars, Leicester.
969	{ A. '83, May 25 } { F. '89, Jan. 28 }	*ROLLESTON, WILLIAM GUSTAVUS STANHOPE	{ Grey Friars, Leicester.
1944	{ A. '86, Dec. 6 } { F. '87, Nov. 14 }	*ROODS, ALFRED	22, Surrey Street, Strand, W.C.
2113	1891, May 23	ROOKE, ALFRED BRADLEY . . .	11, Great James Street, Bedford Row, W.C.
1681	{ A. '89, Dec. 9 } { F. '91, Jan. 5 }	ROPER, JOHN SIMPSON	32, Market Square, Lancaster.
980	{ A. '83, Nov. 12 } { F. '87, Jan. 10 }	ROPER, WILLIAM	3, The Pantiles, Tunbridge Wells, Kent.
1483	1888, Apr. 30	ROSE, THOMAS	13, Bank Street, Norwich.
125	1868, Aug. 31	ROSSER, WILLIAM	Llanelly, Carmarthen.
507	1873, Apr. 8	ROWE, RICHARD REYNOLDS . .	Park House, Cambridge.
940	{ A. '83, Apr. 30 } { F. '90, Jan. 27 }	ROWLANDSON, CHRISTOPHER .	The College, Durham.
2114	1891, May 23	ROYCE, DAVID NEEDHAM . . .	Oakham, Rutland.
2115	1891, May 23	ROYCE, JOHN	Oakham, Rutland.
2029	1891, Mar. 14	RUAAULT, JOHN GUSTAVE PETER	17, Southampton Street, Bloomsbury, W.C.
2080	1891, Mar. 14	RUDKIN, ARTHUR JOHN . . .	4, Walbrook, E.C.
970	{ A. '83, May 25 } { F. '90, Jan. 6 }	*RUNDLE, EDWARD COLLINS . .	Bedford Office, Tavistock, Devon.
1023	{ A. '83, Dec. 17 } { F. '89, Feb. 25 }	RÜNTZ, ERNEST AUGUSTUS . .	22, Moorgate Street, E.C.
315	{ A. '73, Dec. 8 } { F. '75, Nov. 8 }	RUSHWORTH, EDMUND WALTER	22, Savile Row, W.
1787	1890, Apr. 14	RUSSEL, ROBERT JOHN . . .	Brackley, Northants, and Banbury, Oxon.
2031	1891, Mar. 14	RUSSELL, MURRAY LAWRENCE .	3, King Street, Cheapside, E.C.
1261	1885, Mar. 9	RUTHERFORD, JAMES.	Kirk-leatham, Redcar, Yorkshire.
1547	1889, Jan. 14	RUTHERFORD, JAMES AUGUSTINE	Estate Office, Highclere Park, Newbury.
998	1883, Dec. 17	RUTLEY, CHARLES	11, Dowgate Hill, E.C.
1818	1890, May 29	RUTLEY, FRANK	11, Dowgate Hill, E.C.
466	{ A. '76, Dec. 8 } { F. '80, Nov. 8 }	RYDE, ARTHUR LYON	29, Great George Street, S.W.
16	1868, Jun. 15	RYDE, EDWARD (Past-President)	29, Great George Street, S.W.
421	1876, Jan. 24	SADLER, GEORGE WILLIAM . .	467, High Street, Cheltenham.
256	1871, Feb. 13	ST. QUINTIN, PERRY.	37, Threadneedle Street, E.C.
438	{ A. '76, Mar. 20 } { F. '89, Nov. 25 }	ST. QUINTIN, RICHARD SAMUEL .	37, Threadneedle Street, E.C.
1513	1888, Dec. 10	SALTER, WILLIAM HERBERT . .	The Hall, Attleborough, Norfolk.
1788	1890, Apr. 14	SAMPLE, CHARLES HERBERT . .	Matfen, near Newcastle-on-Tyne.

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36	1888, Jan. 9	SAMPLE, THOMAS	Bothal Castle, near Morpeth, Northumberland.
789	1890, Apr. 14	SAMPLE, WILLIAM COLLINGS . .	Bothal Castle, near Morpeth.
519	1888, Dec. 10	SAMPSON, GEORGE	Beauchief Abbey, Sheffield.
384	1887, Mar. 21	SAMUEL, WILLIAM JOHN . .	Newport Pagnell, Bucks.
116	1891, May 23	SANCTUARY, CAMPBELL FORTESCUE } STAPLETON }	Mangerton, Melplash, Dorset.
397	1875, Apr. 26	SANDAY, GEORGE HENRY . .	Langdale Lodge, Adkin Road, Clapham Park, S.W.
741	1882, Feb. 13	SANDERS, THOMAS	{ 148, Worcester Street, Bromsgrove, Worcester- shire.
458	1876, Nov. 27	SANDY, HENRY	Newport Road, Stafford.
167	1869, Feb. 8	SAUNDERS, CECIL GEORGE . .	5, Agar Street, Strand, W.C.
177	1869, Feb. 22	SAUNDERS, EDWARD	6, Bishopsgate Street Without, E.C.
032	1891, Mar. 14	SAUNDERS, RUTLAND	6, Bishopsgate Street Without, E.C.
121	1863, Aug. 17	SAVILL, ALFRED	39, New Broad Street, E.C., and Chigwell, Essex.
782	{ A. '82, Mar. 13 } { F. '89, Mar. 18 }	SAVILL, ALFRED, JUN. . . .	39, New Broad Street, E.C.
333	1874, Feb. 2	SCARTH, WILLIAM T. . . .	Raby Castle, Darlington.
385	1887, Mar. 21	SCOTT, HENRY LACY	Bury St. Edmund's, Suffolk.
629	{ A. '81, Dec. 5 } { F. '82, Apr. 24 }	SCOVELL, JOHN	Oulton Park, Tarporley, Cheshire.
755	{ A. '82, Feb. 13 } { F. '89, Mar. 4 }	SCRIVEN, CHARLES HERBERT . .	Covey House, Thorpe St. Andrew, Norwich.
1861	1890, Nov. 22	SCRIVEN, RICHARD GEORGE . .	Castle Ashby, Northampton.
1862	1890, Nov. 22	SCROGGS, WILLIAM	Rectory House, Kidlington, Oxford.
1706	1890, Jan. 27	SEBASTIAN-SMITH, CHARLES . .	Shipley, Derby, and Friar Lane, Leicester.
534	1879, Mar. 3	SELBY, CHARLES FREDERIC . .	19, Queen Anne's Gate, S.W.
1723	1890, Feb. 10	SELBY-BIGGE, CHARLES P. O. .	Bourton Estate Office, Much Wenlock, Shropshire.
1863	1890, Nov. 22	SENIOR, HARRY SAMUEL . .	Sturminster Newton, Dorset.
1653	1889, Dec. 9	SETH-SMITH, WILLIAM HOWARD	46, Lincoln's Inn Fields, W.C.
823	{ A. '82, Nov. 13 } { F. '86, May 3 }	SEYMOUR, RICHARD ARTHUR } HAMILTON }	46, Earl Street, Maidstone, Kent.
390	1875, Mar. 1	SHACKEL, GEORGE	12, The Forbury, Reading, Berks.
1049	{ A. '84, Jan. 14 } { F. '91, Mar. 16 }	SHACKLE, EDWARD NEILD . .	7, Hobart Place, S.W.
431	1876, Mar. 6	SHAW, JOHN	College Place, Derby.
		(Member of Council.)	
950	{ A. '83, May 21 } { F. '90, Mar. 10 }	SHAW, JOHN, JUN. . . .	The College, All Saints', Derby.
1819	1890, May 29	SHELMERDINE, HENRY	{ Estate Offices, Lancashire and Yorkshire Railway, Hunt's Bank, Manchester.
1748	1890, Feb. 24	SHEPPARD, ERNEST	111, Eaton Terrace, Ebury Street, S.W.
999	1883, Dec. 17	SHEPPARD, OSBORNE	Glynelydach, Neath.
1816	1886, May 3	SHERRIN, JOHN LESTER	80, Coleman Street, E.C.
706	{ A. '82, Jan. 16 } { F. '87, Dec. 5 }	SHERWIN, JOSEPH HENRY . .	16, Whitehall Place, S.W.
2117	1891, May 23	SHILCOCK, JAMES. . . .	Hitchin, Herts, and 15, Basinghall Street, E.C
474	{ A. '77, Jan. 29 } { F. '80, Nov. 8 }	SHOPPEE, CHARLES HERBERT . .	22, John Street, Bedford Row, W.C.
74	1868, Jul. 13	SHOPPEE, CHARLES JOHN . .	61, Doughty Street, W.C.
		(Vice-President)	

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604 { A. '81, Jan. 24 } F. '83, May 21 }	*SILCOCK, THOMAS BALL.	Octagon Chambers, Milsom Street, Bath.
720 1892, Jan. 30	SIMMONDS, FREDERICK	Parkside, Englefield Green, Surrey.
1654 1889, Dec. 9	SIMMONS, CHARLES	Henley-on-Thames.
811 { A. '82, May 8 } F. '89, Nov. 11 }	SIMMONS, CHARLES FRANKLIN	Basingstoke, Hants. and Henley-on-Thames.
908 1888, Feb. 26	SIMMS, WALTER	27, Albany Street, N.W.
1486 1888, May 14	SIMPSON, ROBERT THOMAS	Horsecroft, Bury St. Edmunds, Suffolk.
282 1872, Apr. 22	SLATER, GEORGE	Canterbury.
593 { A. '80, Dec. 12 } F. '83 April 30 }	SMALLPEICE, GEORGE BAKER	9 and 10, Tokenhouse Yard, E.C., and Guildford.
135 1868, Oct. 25	SMELLIE, THOMAS DAVIES	209, St. Vincent Street, Glasgow.
122 1863, Aug. 17	SMITH, CHARLES BOVILL	Wykeham House, Fareham, Hants.
288 { A. '70, Mar. 21 } F. '78, Mar. 11 }	SMITH, CHARLES JOHN	16, Whitehall Place, S.W.
1626 1889, May 18	SMITH, EDWARD	54, Amwell Street, E.C.
1484 1888, Apr. 30	SMITH, FRANK	37, Cannon Street, Birmingham.
1538 { A. '88, Dec. 10 } F. '90, Jan. 27 }	*SMITH, FRANK WILLIAM	Beauchamp Hill, Milverton, Leamington.
2033 1891, Mar. 14	SMITH, FREDERIC ELLISON	15, Cheapside, Bradford.
2034 1891, Mar. 14	SMITH, FREDERICK ROBERT	6, Great College Street, S.W.
1655 1889, Dec. 9	SMITH, GEORGE	Boughton-Monchelsea, Kent.
2119 1891, May 23	SMITH, GEORGE ALFRED	78, Parchment Street, Winchester.
1864 1890, Nov. 22	SMITH, HARRY RUSSELL	Exchange Buildings, Bradford.
454 { A. '76, May 8 } F. '81, Dec. 6 }	SMITH, HENRY	8, John Street, Adelphi, W.C.
400 { A. '75, Apr. 26 } F. '81, Jan. 24 }	SMITH, HENRY HERBERT	Chippenham, Wilts. and 7, Whitehall Place, S.W.
1487 1888, May 14	SMITH, JOHN THOMPSON	Tattondale, Knutsford, Cheshire.
955 1888, May 25	SMITH, JOSEPH	15, Cheapside, Bradford, Yorkshire.
2118 1891, May 23	SMITH, PERCY FINE CALDECOTT	8, Essex Street, Strand, W.C.
1820 1890, May 29	SMITH, SIDNEY	Southwater, Horsham, Sussex.
894 { A. '83, Feb. 12 } F. '89, Feb. 25 }	SMITH, WHEATER	15, Cheapside, Bradford.
1256 1885, Feb. 23	*SMITH, WILLIAM	{ Upper Farm, Abbot's Salford, Evesham, W. cestershire.
708 { A. '82, Jan. 16 } F. '86, Mar. 8 }	SMITH-RYLAND, CHARLES ALSTON	{ Barford Hill, Warwick, and 15, Waterloo Str Birmingham.
1372 1887, Feb. 21	SMYTH - RICHARDS, GEORGE } COBLEY }	{ Wistlandpound, and 6, Castle Street, Barnsta Devon.
1494 1888, Nov. 12	SNELLING, HENRY	19 and 20, Walbrook, E.C., and Sidcup, Kent.
146 1868, Nov. 9	SOUTHWELL, CHARLES JOSIAH	Hook Field House, Bridgnorth, Shropshire.
1821 1890, May 29	SPACKMAN, CHARLES CHANTREY	6, Terrace Walk, Bath.
96 1868, Jul. 27	SPACKMAN, HENRY	6, Terrace Walk, Bath.
1689 1890, Jan. 6	SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
2035 1891, Mar. 14	SPINK, THOMAS	26, Charing Cross, S.W.
1107 1884, Feb. 25	SPURLING, HENRY	81, Prince's Street, Ipswich, Suffolk.
42 1868, Jun. 15	SQUAREY, ELIAS PITTS (Past-President)	{ The Moot, Downton, Salisbury, and 22, G George Street, S.W.
1822 1890, May 29	SQUAREY, NEWELL WILLIAM PITTS	{ The Moot, Downton, Salisbury, and 22, G George Street, S.W.

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1067	1884, Jan. 28	SQUIRE, RICHARD	2, Pont Street, Belgrave Square, S.W.
1277	1885, Dec. 7	STACEY, HARRIE	Station Road, Redhill, Surrey.
1268	1885, May 4	STAFFORD, ROBERT BARRY . .	83, High Street, Bedford.
840	1882, Dec. 18	STANGER, CALEB	21, Finsbury Pavement, E.C.
2086	1891, Mar. 14	STANGER, SAMUEL ARTHUR . .	21, Finsbury Pavement, E.C.
2120	1891, May 23	STANHAM, GEORGE GORDON . .	100B, Queen Victoria Street, E.C.
1487	1888, Jan. 9	STANLEY - DODGSON, STANLEY } DICKINSON }	Estate Office, Somerset House, Whitehaven, Cumberland.
1707	1890, Jan. 27	START, JOSEPH WILLIAM . . .	Cups Chambers, High Street, Colchester, Essex.
43	1868, Jun. 15	STATTER, THOMAS	Standhall, Whitefield, Manchester.
469	1877, Jan. 15	STENNING, ALEXANDER ROSE . .	121, Cannon Street, E.C.
529 { A. '79, Jan. 6 } F. '82, Nov. 13 }		STEPHENSON, CHARLES WILLIAM	38, Parliament Street, S.W.
1823	1890, May 29	STEVENS, CHARLES VIVIAN . .	7, Whitehall Place, S.W.
1198	1884, May 26	STEVENS, WILLIAM CHARLES . .	22, Savile Row, W.
2087	1891, Mar. 14	STEVENSON, EDMUND HERBERT	38, Parliament Street, S.W.
97	1868, Jul. 27	STEWART, HERBERT THOMAS . .	45, Parliament Street, S.W. (Member of Council)
2088	1891, Mar. 14	STIRTON, THOMAS	West Stratton, Micheldever, Hants.
988	1888, April 30	STOCK, HENRY	9, Denman Street, London Bridge, S.E.
2121	1891, May 23	STOCKS, FREDERICK WILLIAM .	Estate Office, Mere, Knutsford.
654	1881, Dec. 19	STONER, ALFRED	8, Blomfield Street, E.C.
1599	1889, Mar. 4	STOOKE, JAMES	Courtenay Street, Newton Abbot, Devon.
2089	1891, Mar. 14	STREET, WILLIAM CHARLES . .	7, Victoria Street, S.W.
1108	1884, Feb. 25	STRUDWICK, HAYWARD JAMES .	{ Montague Chambers, 10 & 11, Bedford Street, Strand, W.C.
655	1881, Dec. 19	STRUDWICK, WILLIAM HENRY .	14, Parliament Street, S.W.
1488	1888, May 14	STUDDY, THOMAS EDWARD . .	Broxton, Chilbolton, Hants.
87	1868, Jul. 20	STURGE, ROBERT FOWLER . .	34, Corn Street, Bristol.
18	1868, Jun. 15	STURGE, WILLIAM	34, Corn Street, Bristol. (Past-President)
1278	1885, Dec. 7	SWETTENHAM, WILLIAM NORMAN	The Old School House, Shrewsbury.
1257	1885, Feb. 23	SWORDER, HUGH	High Street, Epping, Essex.
1068	1884, Jan. 28	SYMONS, PHILIP	Fore Street, Totnes, Devon.
1956	1891, Jan. 17	SYNGE, EDWARD MILLINGTON .	Eastlands, Weybridge.
1824	1890, May 29	TABBERER, BENJAMIN	13, Basinghall Street, E.C.
1817	1886, May 3	TANNER, HENRY	H.M. Office of Works, Whitehall Place, S.W.
1092	1884, Feb. 11	TANNER, JAMES MELHUISE . .	Wembworthy, North Devon.
1115 { A. '84, Feb. 25 } F. '88, Dec. 10 }		TANNER, WILLIAM	Lynhurst, Newport, Monmouthshire.
771 { A. '82, Feb. 27 } F. '89, Nov. 11 }		TAPP, ARTHUR	{ 15, Great George Street, and Southend-on-Sea, Essex.
283 { A. '70, Feb. 7 } F. '78, Jan. 28 }		TATHAM, GEORGE HENRY . . .	Baltic Chambers, 108, Bishopsgate Street, E.C.
1364	1887, Jan. 24	TAYLOR, EDWARD FERGUSSON .	{ New Barnet, Herts, and 70 & 72, Chancery Lane, W.C.

Dip. No. Date of Election and of Transfer.

FELLOWS.

678	{ A. '81, Dec. 19 } { F. '87, Feb. 7 }	TAYLOR, JOHN WILLIAM . . .	33, Westgate Road, Newcastle-on-Tyne.
1026	{ A. '83, Dec. 17 } { F. '89, Nov. 11 }	TAYLOR, MATTHEW . . .	Northchapel, Petworth, Sussex.
1825	1890, May 29	TAYLOR, RICHARD FREDERICK . .	3, King Street, Cheapside, E.C.
1069	1884, Jan. 28	TEWSON, EDWARD . . .	80, Cheapside, E.C.
859	{ A. '82, Dec. 18 } { F. '85, Jan. 12 }	TEWSON, EDWARD ARTHUR . .	80, Cheapside, E.C.
806	{ A. '82, Apr. 24 } { F. '90, Nov. 10 }	THEOBALD, HENRY . . .	{ 87, Finsbury Pavement, E.C., and Cleveland Road, South Woodford, Essex.
924	1883, April 16	THEOBALD, HENRY WELLS DEW-HURST . . .	{ 110, Great Russell Street, W.C.
1765	1890, Mar. 10	THOMAS, GLEGGE . . .	{ Cheshire Lines Committee, Central Station, Liverpool.
329	1874, Jan. 19	THOMAS, JOSIAH . . .	Athenæum Chambers, Nicholas Street, Bristol.
841	1882, Dec. 18	THOMPSON, ARTHUR EDMUND . .	Leadenhall Buildings, E.C.
1329	1886, Dec. 6	THOMSON, WILLIAM CUNNINGHAM	Estate Office, Luton Hoo, Luton, Beds.
1473	1888, Mar. 19	THORNE, ARNOLD . . .	Cross Street, Barnstaple, Devon.
757	{ A. '82, Feb. 13 } { F. '89, Nov. 25 }	THORPE, CHRISTOPHER . . .	Chesterfield.
2122	1891, May 28	THORPE, JOHN . . .	Nailstone, near Hinckley, Leicestershire.
1000	1883, Dec. 17	THORPE, WILLIAM . . .	Nailstone, Hinckley.
657	1881, Dec. 19	THURGOOD, HERBERT JOHN . .	27, Chancery Lane, W.C.
1623	1889, Apr. 29	THURGOOD, WILLIAM HENRY . .	22, Great George Street, S.W.
591	{ A. '80, Dec. 13 } { F. '87, Nov. 14 }	THURNALL, JOHN EDWARD . .	Royston, Herts.
494	1878, Jan. 14	THURSFIELD, THOMAS HOWELLS	Barrow, Brosely, Shropshire.
45	1868, Jun. 15	THYNNE, EDWARD LEWIS . .	11, Great George Street, S.W.
155	1869, Jan. 11	THYNNE, FREDERICK GEORGE . .	11, Great George Street, S.W.
1070	1884, Jan. 28	THYNNE, GUY HARRY . . .	11, Great George Street, S.W.
1865	1890, Nov. 22	TIDMAN, EDWARD . . .	Connaught Mansions, 34, Victoria Street, S.W.
1297	{ A. '86, Jan. 11 } { F. '89, Mar. 18 }	*TIFFEN, JOHN HENRY . . .	Conservancy Buildings, Hull.
742	1882, Feb. 13	TIFFEN, JOSEPH . . .	Conservancy Buildings, Hull.
1373	1887, Feb. 21	TINDALL, CHARLES WILLIAM . .	Scawby, Brigg, Lincolnshire.
1241	1885, Jan. 12	TODD, WILLIAM HENRY . . .	County Buildings, Hull.
376	1875, Jan. 18	TOLLEY, JAMES . . .	66, Cannon Street, E.C.
1438	1888, Jan. 9	TOMLINSON, THOMAS . . .	Estate Office, Alnwick Castle, Northumberland.
1600	1889, Mar. 4	TOMPSETT, WILLIAM ROBERT . .	{ Stone Castle Farm, Paddock Wood, Kent, 182, High Street, Tonbridge.
1827	1890, May 29	TONSON, JAMES JOHN . . .	Windsor Estate Office, Barnt Green, near Redditch.
766	1882, Feb. 27	TOOTELL, CHARLES . . .	13, King Street, Maidstone, Kent.
767	1882, Feb. 27	TOOTELL, JOSEPH . . .	13, King Street, Maidstone, Kent.
473	1877, Jan. 29	TOOTELL, RICHARD WILLIAM . .	11, Queen Victoria Street, E.C.
447	1876 Apr. 24	TOWER, BROWNLOW RICHARD CHRISTOPHER . . .	{ Bridgewater Estate Office, Ellesmere, Salop.
972	{ A. '83, May 25 } { F. '86, Dec. 6 }	*TREADWELL, HENRY JOHN . .	2, Waterloo Place, Pall Mall, S.W.
1001	1883, Dec. 17	TRETHEWY, HENRY . . .	Silsoe, Ampthill, Beds.
1292	1886, Jan. 11	TRIST, JOHN WILLIAM . . .	62, Old Broad Street, E.C.

ip. No.	Date of Election and of Transfer.	FELLOWS.	
55	1874, May 11	TROLLOPE, CHARLES BROWN	13, Parliament Street, S.W.
592	{ A. '80, Dec. 13 } { F. '91, Jan. 19 }	TROLLOPE, HENRY CHARLES	7, Hobart Place, S.W.
123	1891, May 23	TROUNSON, JOHN WILLIAM	27, Clarence Street, Penzance.
92	1868, Jun. 15	TRUMPER, RICHARD	23, Lincoln's Inn Fields, W.C.
140	1891, Mar. 14	TUBBS, WALTER BURNELL	17 & 18, Basinghall Street, E.C.
110	1868, Aug. 8	TUCKETT, PHILIP DEBELL	2, Basinghall Street, E.C.
521	1878, Dec. 9	TUNLEY, GEORGE	28, Finsbury Circus, E.C.
195	1888, Nov. 12	TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
904	1883, Feb. 26	TURNER, FREDERICK JOHN	Mansfield-Woodhouse, Mansfield, Notts.
071	1884, Jan. 23	TURNER, JOHN	The Grange, Ulceby, Lincolnshire.
366	1890, Nov. 22	TURNER, JOSEPH HARLING	Portland Estate Offices, Kilmarnock.
124	1891, May 23	TURNER, THOMAS NEVE	37, Upper Berkeley Street, Portman Square, W.
520	1888, Dec. 10	TURNER, THOMAS WARNER	Welbeck Abbey, Worksop, Notts.
168	1869, Feb. 8	TURNER, WILLIAM	1, Butter Market, Ipswich, Suffolk.
543	1879, May 12	TURNER, WILLIAM WEBB	9, Clinton Place, Seaford, Sussex.
246	1885, Jan. 26	TURNOR, EXSUPERIUS WESTON	The Green, Stafford.
867	1890, Nov. 22	TURTON, EDWARD JAMES	Horkstow, Barton-on-Humber, Lincolnshire.
041	1891, Mar. 14	UPCHER, EDWARD BERNERS	Kirby Cane, Norfolk.
571	1889, Jan. 28	USHER, ALFRED	Belize, British Honduras.
905	1883, Feb. 26	VAIZEY, JOHN GEORGE	{ Bocking, Braintree, Essex, and 44, Bedford Row, W.C.
125	1891, May 23	VALLANCE, ROBERT FRANK	Mansfield, Notts.
002	1883, Dec. 17	VEEVERS, RICHARD	Woningworth, Fulwood Park, Preston.
319	{ A. '78, Dec. 8 } { F. '78, Nov. 11 }	VENABLES, FREDERICK	60, Chancery Lane, W.C.
429	1876, Feb. 21	*VERNON, ARTHUR (<i>Member of Council</i>)	{ Borshams, High Wycombe, Bucks; and 26, Great George Street, Westminster, S.W.
816	1892, May 22	VIDLER, JAMES COLEMAN	Rye and Hastings, Sussex.
418	1876, Jan. 10	VIGERS, ASTLEY	4, Frederick's Place, E.C.
268	1871, Dec. 4	VIGERS, EDWARD, JUN.	38, Parliament Street, S.W.
20	1868, Jun. 15	VIGERS, FRANCIS (<i>Vice-President</i>)	4, Frederick's Place, E.C.
498	{ A. '78, Jan. 28 } { F. '83, Nov. 12 }	VIGERS, LESLIE ROBERT	4, Frederick's Place, E.C.
594	{ A. '80, Dec. 13 } { F. '85, Nov. 9 }	VIGERS, MARTIN	52, Queen Victoria Street, E.C.
46	1864, Jun. 15	VIGERS, ROBERT (<i>Member of Council</i>)	4, Frederick's Place, E.C.
496	1888, Nov. 12	VILLAR, JAMES	1A, Cambray, Cheltenham.
601	1889, Mar. 4	WACHER, THOMAS	Upper Bridge Street, Canterbury, Kent.
368	1890, Nov. 22	WADDINGTON, JOHN ALLEN	Bayfordbury, Hertford.
126	1891, May 23	WADE, GEORGE TEMPEST	Halford Street, Leicester.

Dip. No.	Date of Election and of Transfer.	FELLOWS.	
842	1882, Dec. 18	WADE, JOHN	10, Pitt Street, Barnsley.
1618	1889, Apr. 1	WAGSTAFFE, THOMAS ROGERS	{ 11, Devonshire Road, Balham, S.W., and 109, Leadenhall Street, E.C.
658	1881, Dec. 19	WAINWRIGHT, CHARLES RAWLINSON	Shepton Mallet, Somerset.
843	1882, Dec. 18	WAINWRIGHT, CHARLES RAWLINSON, JUN.	{ Shepton Mallet, Somerset.
1631	1889, Nov. 25	WAINWRIGHT, THOMAS TAYLOR	21, Leigh Street, Liverpool.
1392	1887, May 9	WALCOTT, LYONS RODEN SYMPSON	1, Gray's Inn Place, W.C.
1656	1889, Dec. 9	WALKER, COLONEL DAVID	11, Dale Street, Liverpool.
1869	1890, Nov. 22	WALKER, FRANCIS ELLIOTT	Blake Street, York.
743	1882, Feb. 13	WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
2127	1891, May 23	WALKER, JOSEPH	Lenton, Nottingham.
1773	1890, Mar. 24	WALKER, JOSHUA	Market Place, Retford, Notts.
659	1881, Dec. 19	WALKER, SAMUEL	22, Moorgate Street, E.C.
1072	1884, Jan. 28	WALL, GEORGE YOUNG	Exchequer Buildings, Durham.
1178	1884, May 19	WALLACE, HENRY	Trench Hall, Gateshead-on-Tyne, Co. Durham.
1455	1888, Feb. 6	WALLINGTON, JOHN ARTHUR BEACH	{ Basingstoke, Hants.
785	1882, Mar. 27	WALMISLEY, ARTHUR THOMAS	{ 9, Victoria Street, S.W., and Harbour Board Offices, Dover, Kent.
2042	1891, Mar. 14	WALMISLEY, JOSEPH WILLIAM	7, King's Terrace, Southsea, Hants.
1870	1890, Nov. 22	WALSH, ALBERT MELLOR	19, King Edward Street, Macclesfield.
2043	1891, Mar. 14	WALTON, MICHAEL	2, Mount Street, Grosvenor Square, W.
1828	1890, May 29	WANKLYN, PHILLIP ENDELL	Dixton, near Monmouth.
1407	1887, Dec. 19	WARD, DANIEL	{ Hewton, Beerferris, and 8, Courtenay Street, Plymouth, Devon.
1724	1890, Feb. 10	WARD, FELIX JOHN	Crowsmoor, Aston-on-Clun, Salop.
1469	1888, Mar. 5	WARD, FRANK	Burnville, Bridestowe, North Devon.
1029 { A. '83, Dec. 17 } F. '89, Nov. 11 }		WARD, GEORGE	"Lyndhurst," 2, Stowe Road, Goldhawk Road, W.
660	1881, Dec. 19	WARE, CHARLES EDWIN	Gandy Street Chambers, Exeter.
1141	1884, Apr. 21	WARING, CHARLES EDWARD	1, Charles Street, Crockherbtown, Cardiff.
1871	1890, Nov. 22	WARING, HERBERT FULLER	46, Earl Street, Maidstone, Kent.
1632	1889, Nov. 25	WARNER, HENRY	Faringdon, Alton, Hants.
189 { A. '69, Mar. 8 } F. '75, Apr. 12 }		WARNER, WILLIAM HENRY	130, Mount Street, Grosvenor Square, W.
874	1883, Jan. 29	WATERMAN, JAMES	Ashford, Kent.
1109	1884, Feb. 25	WATERMAN, RICHARD	20, Week Street, Maidstone, Kent.
2044	1891, Mar. 14	WATERS, EDWARD	The Canal, Salisbury, Wilts.
1110	1884, Feb. 25	WATERS, FRANK	1, Sidney Street, Cambridge.
753 { A. '82, Feb. 13 } F. '87, Mar. 7 }		WATERS, WILLIAM RICHARD	Avondale Mansions, Piccadilly, W.
1101 { A. '84, Feb. 11 } F. '89, Mar. 4 }		WATKINS, ROBERT ARUNDEL	Castle Combe, Chippenham, Wilts.
47	1868, Jun. 15	WATNEY, DANIEL (Vice-President)	33, Poultry, E.C.
1957	1891, Jan. 17	WATNEY, DENDY	33, Poultry, E.C.
951 { A. '83, May 21 } F. '87, Feb. 21 }		WATNEY, WALTER DANIEL	33, Poultry, E.C.

<u>Dip.</u> <u>No.</u>	<u>Date of Election</u> <u>and of Transfer.</u>	<u>FELLOWS.</u>	
1657	1889, Dec. 9	WATSON, ALFRED	60, Queen Victoria Street, E.C
574	1880, Mar. 1	WATSON, HERBERT EDWARD .	New Grove, Petworth, Sussex, and Clifton, York.
797	1882, Apr. 24	WATSON, JOHN	Shirburn Castle, Tetsworth, Oxon.
1456	1888, Feb. 6	WATT, ALEXANDER	Princetown, Devon.
467	{ A. '76, Dec. 18 } { F. '79, Nov. 10 }	WATTS, CHARLES	26, Bedford Row, W.C.
1633	1889, Nov. 25	WATTS, WILLIAM JOHN . . .	Town Hall Chambers, King Street, Manchester.
1658	1889, Dec. 9	WAY, HENRY JAMES. . . .	{ 109, Lower St. James' Street, Newport, Isle of Wight.
284	1872, May 6	WEALL, JOHN	38, High Street, Watford.
1045	1884, Jan. 14	WEATHERALL, HENRY . . .	22, Chancery Lane, W.C.
700	1882, Jan. 16	WEAVER, WILLIAM	Town Hall, Kensington, W.
215	1869, Dec. 6	WEBB, GEORGE	Tunstall, Sittingbourne, Kent.
1725	1890, Feb. 10	WEBB, WILLIAM	4, High Street, Croydon.
1478	1888, Apr. 16	WEBSTER, ALEXANDER . . .	{ 100, Highgate, and 9, Cliff Terrace, Kendal, Westmoreland.
1659	1889, Dec. 9	WELCH, FREDERICK WILLIAM .	{ 168, North Street, Brighton, and 26, Havelock Road, Hastings.
2128	1891, May 23	WELLS, EDWIN	Barnard Castle, Co. Durham.
1169	{ A. '84, May 5 } { F. '90, Dec. 8 }	WELLS, WILLIAM HOWLEY . .	Estate Office, Evershot, Dorset.
661	1881, Dec. 19	WELLSTED, WILLIAM HENRY .	Manor Street, Hull.
744	1882, Feb. 13	WESTBURY, GEORGE HENRY .	The Knoll, Andover, Hants.
88	1868, Jul. 20	WESTBURY, GILES	Andover, Hants.
2045	1891, Mar. 14	WEATHERALL, HARRY LANCASTER	Hartley Wintley, Winchfield, Hants.
1454	1883, Feb. 6	WHALLEY, HENRY SHAW . .	90, Northgate Street, Chester.
779	1882, Mar. 13	WHARTON, THOMAS GEORGE .	1, Basinghall Street, E.C.
1726	1890, Feb. 10	WHATLEY, FREDERICK ERNEST	Cirencester.
1660	1889, Dec. 9	WHEELER, EDWARD GALTON . .	Alnwick, Northumberland.
1266	1885, Apr. 20	WHITAKER, GEORGE	Westminster Chambers, 9, Victoria Street, S.W.
1958	1891, Jan. 17	WHITE, ARTHUR JEFFREY . .	Wrangaton Manor, Ivybridge, South Devon.
1959	1891, Jan. 17	WHITE, CHARLES ALEXANDER .	18, High Street, Dorking, Surrey.
745	1882, Feb. 13	WHITE, JOHN. . . .	Warrington, Lancashire.
1774	1890, Mar. 24	WHITE, JOHN. . . .	49, London Road, Sevenoaks, Kent.
701	1882, Jan. 16	WHITELEY, CHARLES PERRY .	82, Queen Street, E.C.
350	1874, Apr. 27	WIDNELL, FREDERICK GRAINGER	13, Parliament Street, S.W.
1790	1890, Apr. 14	WIGLEY, GEORGE DAVYS EDWARD	Winslow, Bucks.
234	{ A. '70, Feb. 7 } { F. '76, Nov. 13 }	WIGRAM, JOHN	South Collingham, Newark, Notts.
2046	1891, Mar. 14	WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
721	1882, Jan. 30	WILKINSON, GEORGE AYSCOUGH	7, Poultry, E.C.
1960	1891, Jan. 17	WILKINSON, GEORGE HERBERT.	7, Poultry, E.C.
1226	1884, Dec. 8	WILKINSON, THOMAS . . .	{ 168, North Street, Brighton, and 26, Havelock Road, Hastings.
915	1883, April 2	WILKINSON, WILLIAM . . .	32, Kellett Road, Brixton, S.W.
1242	1885, Jan. 12	WILKS, RICHARD	Little Mongeham, near Dole, Kent.

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FELLOWS.

1766	1890, Mar. 10	WILLIAMS, EDWARD	City Chambers, 82, New Street, Birmingham.
1872	1890, Nov. 22	WILLIAMS, HERBERT WALTER .	Rochester House, Park Road, Winchester, Hants.
1094	1884, Feb. 11	WILLIAMS, JOHN	Gwernhefin, Bala, North Wales.
378 {	A. '75, Jan. 18 } F. '90, Feb. 24 }	WILLIAMS, LEONARD JAMES .	6, Furnival's Inn, Holborn, E.C.
240	1870, May 9	WILLIAMS, STEPHEN WILLIAM .	Rhayader, Radnorshire.
568 {	A. '80, Jan. 19 } F. '88, Apr. 16 }	WILLIAMS, WILLIAM HERBERT.	Llandaff, Cardiff.
2129	1891, May 23	WILLIAMS, WILLIAM LLOYD .	24, High Street, Carnarvon.
116	1868, Aug. 10	WILLMOT, FRANCIS	6, Waterloo Street, Birmingham.
1593	1889, Feb. 25	WILLMOT, GEORGE DYOTT . .	6, Waterloo Street, Birmingham.
607 {	A. '82, Apr. 24 } F. '87, May 9 }	WILLMOT, JOHN	6, Waterloo Street, Birmingham.
1004	1883, Dec. 17	WILSON, SIR JACOB	{ 5, Great George Street, S.W. and Chillingham, Alnwick.
1961	1891, Jan. 17	WILSON, STEPHEN BARTON . .	10, Basinghall Street, E.C.
662	1881, Dec. 19	WILSON, THOMAS SILK . . .	Albert Square, Manchester.
1962	1891, Jan. 17	WILSON, WILLIAM HENRY . .	23, Fountain Street, Manchester.
1150 {	A. '84, Apr. 21 } F. '88, Mar. 19 }	WINDER, GEORGE ALEXANDER.	{ Escot Estate Office, Fairmile, Ottery St. Mary, Devon.
844	1882, Dec. 18	WING, WILLIAM	Caversham, Reading.
1968	1891, Jan. 17	WINTERTON, HARRY JOHN CAM- PION	{ St. Mary's Chambers, Lichfield.
1064	1891, Jan. 17	WINTERTON, WILLIAM MOXON .	St. Mary's Chambers, Lichfield.
2047	1891, Mar. 14	WITHALL, LATHAM AUGUSTUS .	Suffolk House, Laurence Pountney Hill, E.C.
48	1868, Jun. 15	WITHALL, RICHARD AUGUSTUS .	29, Great George Street, S.W.
2130	1891, May 23	WOLFENDEN, THOMAS . . .	54, Hall Street, Southport, Lancashire.
1909 {	A. '90, Nov. 22 } F. '91, May 25 }	*WOOD, CHARLES BRUCE. . .	37, Irene Road, Parson's Green, S.W.
50	1868, Jun. 15	WOOD, FREDERICK	34, Regency Square, Brighton.
1474	1888, Mar. 19	WOOD, JOHN DANIEL	19, Mount Street, W.
1258	1885, Feb. 23	WOOD, WILLIAM	Ifield Court, Crawley, Sussex.
2048	1891, Mar. 14	WOOD, WILLIAM	Cooling Castle, near Rochester, Kent.
1873	1890, Nov. 22	WOODBIDGE, STEPHEN, JUN. .	210, High Street, Brentford.
1874	1890, Nov. 22	WOODFORDE, LIONEL BURNET .	Merton, Thetford, Norfolk.
845	1882, Dec. 18	WOODHAMS, JAMES	50, Havelock Road, Hastings.
875	1890, Nov. 22	WOODHEAD, WILLIAM BOOTH .	18, Exchange Buildings, Bradford.
2131	1891, May 23	WOODMAN, THOMAS FOSTER .	32, St. Peter Street, St. Albans.
663	1881, Dec. 19	WOODS, HENRY	19 & 20, Walbrook, E.C.
2132	1891, May 23	WOODS, THOMAS	4 and 5, Church Parade, Hounslow, Middlesex.
711 {	A. '82, Jan. 16 } F. '90, Apr. 14 }	WOODWARD, WILLIAM	7, Duke Street, Adelphi, W.C.
2049	1891, Mar. 14	WOOLLEY, JOHN TURTON . .	Salisbury, Wilts.
613	1881, Feb. 21	WOOLLEY, REGINALD. . . .	{ Silver Street, Lincoln, and South Collingham, Newark, Notts.
427 {	A. '76, Feb. 7 } F. '80, Nov. 8 }	WOOLLEY, THOMAS CECIL SMITH	South Collingham, Newark, Notts.
267 {	A. '71, Nov. 13 } F. '77, Jan. 29 }	WOOLLEY, WILLIAM EDWARD .	Loughborough, Leicestershire.

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No. and of Transfer.

FELLOWS.

1876	1890, Nov. 22	WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Notts.
680	{ A. '81, Dec. 19 } F. '87, Jan. 10 }	WREATHALL, ROBERT T.	30, Walbrook, E.C., and Manor House, Greenhill, Harrow.
1200	1884, May 26	WRIGHT, JAMES	Irongate, Derby.
1521	1888, Dec. 10	WRIGHT, THOMAS	Post Office Terrace, Cambridge.
283	1872, Apr. 22	WRIGHT, WILLIAM	Wollaton, Nottinghamshire.
292	1872, Dec. 9	WRIGHT, WILLIAM EDWARD	King's Lynn, Norfolk.
1749	1890, Feb. 24	WRIGHTSON, ARTHUR FREDERICK	26, Budge Row, E.C.
722	1882, Jan. 30	WYATT, OLIVER NEWMAN	East Street, Chichester.
1120	1884, Mar. 10	WYLEY, HENRY JAMES	Bridgnorth, Shropshire.
1227	1884, Dec. 8	WYLEY, WILLIAM JOHN	2, School Chambers, Shrewsbury.
599	{ A. '81, Jan. 10 } F. '91, Jan. 15 }	YOUNG, ANDREW	London County Council, 17, Spring Gardens, S.W.
1830	1890, May 29	YOUNG, DOUGLAS	62, King William Street, E.C.
524	{ A. '78, Dec. 9 } F. '91, Feb. 2 }	YOUNG, MORGAN HENRY	17, Southampton Street, Bloomsbury Square, W.C.

Professional Associates.

The names of those Professional Associates who have qualified for the Class by Examination are distinguished thus *

The names of those Professional Associates who have further qualified by Examination for, but have not yet been transferred to, the Class of Fellows, are distinguished thus ¶

Diploma
Number.

Date of Election.

1634	1889, Nov. 25	*ANSCOMBE, ERNEST	Harpenden, Herts.
1877	1890, Nov. 22	*ARMYtage, FRANCIS REGINALD.	4, Pump Court, Temple, E.C.
1280	1885, Dec. 7	*ARNOTT, JOHN	Church Street, Woodbridge, Suffolk.
1750	1890, Feb. 24	*ASSITER, HARRY G.	207, Brixton Road, S.W.
1408	1887, Dec. 19	*¶AUSTIN, RICHARD, JUN.	Bishop's Waltham, Hants.
1878	1890, Nov. 22	*¶AYLEN, CECIL HUGH	65, Torrington Square, W.C.
1261	1885, Dec. 7	*BAKER, CECIL CAUTLEY.	21, Bedford Row, W.C.
553	1879, Dec. 8	BALDING, ALBERT	Barkway, Herts.
1522	1888, Dec. 10	*¶BALL, JAMES BENJAMIN	{ Engineer's Office, Great Northern Railway, King's Cross, N.
1690	1890, Jan. 6	*BALL, WILLIAM ALFRED	Lynton, Brockley Road, Forest Hill, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1111	1884, Feb. 25	BALLARD, WILLIAM WASHINGTON	9, Craig's Court, Charing Cross, S.W.
1879	1890, Nov. 22	*BANCROFT, FREDERICK HERBERT	Kay's Chambers, 26, Cooper Street, Manchester.
1880	1890, Nov. 22	*BARCLAY, THOMAS	12, Bennett's Hill, Birmingham.
1661	1889, Dec. 9	*BARNES, GEORGE FREDERICK	34, Great George Street, S.W.
1247	1885, Jan. 26	*BARRATT, HARRY	Prospect Hill, Stourbridge, Worcestershire.
1409	1887, Dec. 19	*BATEMAN, ARTHUR CHARLES .	Oriel House, Witney, Oxon.
622	1881, May 16	BEADEL, HENRY GRANT . . .	97, Gresham Street, E.C.
1881	1890, Nov. 22	*BEADEL, MAURICE FREDERICK.	97, Gresham Street, E.C.
1594	1889, Feb. 25	*BELCHER, EDWARD JOHN . .	Wantage, Berks.
1662	1889, Dec. 9	*BELLINGHAM, ARCHIBALD TURNER	3, Gwyder Gardens, Swansea.
383	1875, Feb. 1	BIDWELL, SHELFORD	Estates Office, Drayton Manor, Tamworth.
1283	1885, Dec. 7	*BLUNDELL, HARRY	{ Manchester, Sheffield, and Lincolnshire Railway Engineer's Office, Manchester.
1158	1884, May 5	BLUNT, HERBERT ARTHUR SCAWEN	Bell Street, Reigate, Surrey.
1882	1890, Nov. 22	*BODY, ARTHUR	Old Town Chambers, Plymouth.
1159	1884, May 5	BOND, FREDERICK GEORGE . .	Old Bank House, Ipswich.
846	1882, Dec. 18	*BOOTH, JOHN FREDERICK . .	25, Windle Street, St. Helen's, Lancashire.
1883	1890, Nov. 22	*BOULTING, FREDERICK EDWARD	Albert Gate Mansions, S.W.
1381	1886, Dec. 6	*BOUSFIELD, EDWIN VAUGHAN } DAVENPORT	99, Gresham Street, E.C.
2133	1891, May 23	*BOWDEN, ERNEST NEWTON . .	14, Ridgefield, John Dalton Street, Manchester.
2134	1891, May 23	*BOWDEN, JOHN FRIENDSHIP .	Carisbrook, Polsloe Road, Exeter.
1523	1888, Dec. 10	*BOWER, ARTHUR WENTWORTH } CHIVERS	Broxholme, Scarborough.
1884	1890, Nov. 22	*BRACKETT, FREDERICK HENRY .	80, Cheapside, E.C.
1524	1888, Dec. 10	*BRADY, RALPH HOLLINSHED .	17, Warren Street, Stockport, Cheshire.
1965	1891, Jan. 17	*BREVETOR, THOMAS	Pomona, Los Angeles County, California, U.S.A.
1663	1889, Dec. 9	*BRIDGFORD, LEO APPLETON . .	28, Cross Street, Manchester.
1374	1887, Feb. 21	*BRIGGS, JOHN	London County Council, Spring Gardens, S.W.
1073	1884, Jan. 28	BROWN, ALEXANDER	Home Farm, Hothfield, Ashford.
2135	1891, May 23	*BROWN, ALEXANDER BURNETT .	The Bays, Hampton Wick.
1664	1889, Dec. 9	*BROWN, ARTHUR MACDONALD .	Tring, Herts.
847	1882, Dec. 18	BROWN, WILLIAM ARTHUR . .	146, Goswell Road, E.C.
1410	1887, Dec. 19	*BROWN, WILLIAM EDWARD . .	Reading Villa, Denmark Road, Watford, Herts.
2136	1891, May 23	*BUCKLAND, SIDNEY CRAWFORD .	Windsor, Berks.
944	1888, May 21	BUCKLAND, WILLIAM THOMAS .	9, Whitehall Place, S.W.
1691	1890, Jan. 6	*BULBECK, GEORGE	22, Sussex Street, S.W.
1412	1887, Dec. 19	*BUSS, FLEETWOOD GEORGE } WILLIAM	37, South Hill Park, Hampstead, N.W.
1160	1884, May 5	RUTTERWORTH, JOSIAH	Mansfield, Notts.
1333	1886, Dec. 6	*CALLENDAR, WILLIAM JACKSON	Post Office, Maryborough, Queensland, Australia.
1384	1886, Dec. 6	*CAMPBELL, COLIN	Bretby, near Burton-on-Trent.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
799	1882, Apr. 24	CARD, HENRY	North Street, Lewes, Sussex.
249	1870, Dec. 12	CARDALI, FREDERIC WILLIAM . .	9, Whitehall Place, S.W.
1413	1887, Dec. 19	*CARTER, ALFRED PRESLEY . .	185, Tottenham Court Road, W.
1352	1887, Jan. 10	*CARTER, FRANK WELLINGTON . .	The Cloisters, Eton College, Windsor.
2137	1891, May 23	*CASTLE, HAROLD	9, Canterbury Road, Oxford.
1497	1888, Nov. 12	*CAVE, BASIL SHILLITO	Queensberry House, Richmond, Surrey.
1572	1889, Jan. 28	*CHALCRAFT, HENRY TERRELL . .	11, Dowgate Hill, E.C.
1006	1883, Dec. 17	CHAPMAN, VAUGHAN GODFREY } ST. JOHN	82, Queen Street, E.C.
1525	1888, Dec. 10	*CHENEY, EDWIN JOHN	Daydon Lodge, Bruton, Somerset.
1121	1884, Mar. 10	CHESTER, WILLIAM RICHARD . .	39, New Broad Street, E.C.
1526	1888, Dec. 10	*CHILD, EDMUND HERBERT . . .	47, Bernard Street, Russell Square, W.C.
1112	1884 Feb. 25	CHRISTY, ARCHIBALD ERNEST . .	{ 30, Great St. Helen's, E.C., and Boynton Hall, Chelmsford, Essex.
426	1876, Feb. 7	CLAYDEN, WALTER	6, Moorgate Street, E.C.
1285	1885, Dec. 7	*COALES, HERBERT GEORGE . . .	{ Market Harborough Local Board Offices, Market Harborough.
1885	1890, Nov. 22	*COBHAM, GEORGE WILLIAM . . .	3, Edwin Street, Gravesend, Kent.
1665	1889, Dec. 9	*COLBOURN, HENRY JAMES . . .	Estate Office, Woolhampton Farm, Reading.
1202	1884, May 26	COLLIER, ARTHUR CHARLES . . .	Estate Office, Somerset Terrace, Duke's Road, W.C.
1881	1890, May 29	*COLLYER, DANIEL WILLIAM . . .	Sharples Hall, Bolton-le-Moors, Lanc.
320	1874, Jan. 5	COOKE, WILLIAM GEORGE	35, Walbrook, E.C.
1966	1891, Jan. 17	*COPE, HENRY JAMES	23, Rona Road, Hampstead. N.W.
747	1882, Feb. 13	COWPER, RICHARD WILLIAM . . .	81, High Street, Sittingbourne, Kent.
222	1870, Jan. 10	CRAWLEY, WILLIAM JEEVES . . .	Sayesbury, Sawbridgeworth, Herts.
615	1881, Mar. 21	CRESSWELL, JOHN THEODORE } ROSS	9, Whitehall Place, S.W.
1885	1886, Dec. 6	*CROSLAND, WALTER	Estate Office, Buscot Park, Faringdon, Berks.
2138	1891, May 23	*CROSS, ARNOLD CHARLES MARTIN	69, Brailsford Road, Tulse Hill, S.W.
891	1883, Feb. 12	CROSS, JOHN	80, Cheapside, E.C.
1548	1889, Jan. 14	*CROUCH, JAMES LEONARD . . .	50, Gresham Street, E.C.
587	1879, Mar. 17	CUDLIPP, WILLIAM	33, Poultry, E.C.
877	1888, Jan. 29	CUMBERBATCH, CARLTON PARRY	9, Whitehall Place, S.W.
945	1883, May 21	DAFFARN, THOMAS ALFRED . . .	6, Spring Gardens, S.W.
723	1882, Jan. 30	DANSIE, FREDERICK CROWN . . .	51, Long Lane, Smithfield, E.C.
399	1875, Apr. 26	DASHWOOD, FREDERICK LOFTUS	Kirtlington, Oxford.
1527	1888, Dec. 10	*DAVEY, HENRY THOMAS	34, Cambridge Gardens, Hastings.
2139	1891, May 23	*DAVIS, NEVILLE BROOKES . . .	32, Ashburnham Road, Belford.
1008	1883, Dec. 17	DAWSON, WALTER HENRY	65, King Street, Manchester.
2140	1891, May 23	*DEBENHAM, HORACE BENTLEY . .	80, Cheapside, E.C.
1010	1883, Dec. 17	DEMETRIADI, THOMAS MARSDEN	20, New North Road, Huddersfield.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
1667	1889, Dec. 9	*¶ DENDY, WILLIAM COOPER . . .	46, Fordwych Road, Brondesbury, N.W.
1528	1888, Dec. 10	*DIXON, FRANCIS EDWARD . . .	{ Local Board Offices, Bamber Bridge, Walton- Dale, near Preston.
1415	1887, Dec. 19	*¶ DONE, JOHN JAMES . . .	45, Lincoln's Inn Fields, W.C.
748	1882, Feb. 18	DREW, ALLEN	80, Cheapside, E.C.
1692	1890, Jan. 6	*DUDLEY, EDGAR	37, Thornhill Road, Barnsbury, N.
1229	1884, Dec. 8	*DUNNING, BERNARD SIMON . . .	51, Denbigh Street, S.W.
1529	1888, Dec. 10	*¶ EAGLAND, WILLIAM FRANCIS	14, New Road, Llanelly, Carmarthenshire.
202	1869, Jun. 28	EASTON, EDWARD	9, Delahay Street, S.W.
1886	1890, Nov. 22	*ELGOOD, FRANK MINSHULL . .	98, Wimpole Street, W.
1011	1888, Dec. 17	ELLIS, CHARLES GODWIN . . .	2 & 3, Abchurch Yard, E.C.
1887	1890, Nov. 22	*ELLIS, FRANCIS, JUN.	Trafford Park, Patricroft, near Manchester.
1047	1884, Jan. 14	EVANS, TOM AUGUSTUS JOHN . .	3, Old Palace Yard, S.W.
1549	1889, Jan. 14	*¶ EVES, WILLIAM LIONEL . . .	Milton House, Uxbridge.
170	1869, Feb. 8	FAWCETT, JAMES POGUE	29, Fleet Street, E.C.
609	1881, Feb. 7	FEW, HARRY GARNARD	3, Upper Richmond Road, Putney, S.W.
1128	1884, Mar. 10	FITNESS, JOHN FRANCIS	80, Cheapside, E.C.
916	1888, April 2	FLETCHER, GEORGE RIVERS . . .	2, Basinghall Street, E.C.
749	1882, Feb. 13	FLINT, WILLIAM HURST	Lincoln's Inn Fields (corner of Serle Street), W.C.
1888	1890, Nov. 22	*FORREST, WILLIAM	Windsor Estate Office, St. Fagans, Cardiff.
775	1890, Mar. 24	*FORSTER, WALTER HILL	Queen Street, Tombland, Norwich.
1531	1888, Dec. 10	*¶ FOSTER, FRANK	37, Gower Street, W.C.
1967	1891, Jan. 17	*FRASER, WILLIAM	209, St. Vincent Street, Glasgow.
751	1882, Feb. 13	FURBER, HENRY AUBREY	42, Marlborough Hill, N.W.
1698	1890, Jan. 6	*GALSWORTHY, VINCENT SOMERS.	8, Queen's Gate, Hyde Park, W.
1889	1890, Nov. 22	*GARRARD, ARTHUR NORMAN . .	66, Cannon Street, E.C.
702	1882, Jan. 16	GARROD, HERBERT JAMES	The Denne, Reigate, Surrey.
1668	1889, Dec. 9	*GIDDY, OSMAN HORTON	121, Pall Mall, S.W.
1386	1887, Mar. 21	*GOLIGHTLY, CHARLES HUGH . .	Shipton Moyne Rectory, Tetbury, Gloucestershire.
1890	1890, Nov. 22	*GODDARD, ALEXANDER	Knighton Spinneys, Leicester.
966	1883, May 25	GORE, WILLIAM JOLL	22, Conduit Street, W.
1096	1884, Feb. 11	GOW, JAMES	9, Whitehall Place, S.W.
1669	1889, Dec. 9	*GRANT, JOSEPH	88, Lansdown Road, Croydon.
1991	1890, Nov. 22	*GREEN, ALEXANDER ERNEST . .	Kingsdown Lodge, 10, The Common, Ealing, W.
2141	1891, May 23	*GREEN, EDMUND HORACE	28 and 29, St. Swithin's Lane, E.C.
1012	1888, Dec. 17	GREEN, JAMES HENRY TOWNSEND	22, Chancery Lane, W.C.
1418	1887, Dec. 19	*GREEN, THOMAS JOHN	1, Surrey Villas, Sevenoaks, Kent.
1280	1884, Dec. 8	*GREENOP, EDWARD	74, Bonham Road, Brixton Rise, S.W.

ip. o.	Date of Election.	PROFESSIONAL ASSOCIATES.	
50	1891, Mar. 14	* GRIFFITHS, HAROLD	{ The School Board for London, Victoria Embankment, W.C.
32	1888, Dec. 10	* GRIMES, RALPH FEARON	{ Thurleigh House, 6, Nightingale Lane, Clapham Common, S.W.
76	1884, Jan. 28	GRIMWADE, HENRY	. Colchester, Essex.
42	1891, May 23	* GROGAN, HEDWORTH HERBERT	. 125, Piccadilly, W.
27	1890, Feb. 10	* GROVER, ARTHUR	. East Lynn, Woodberry Down, N.
50	1889, Jan. 14	* GUNTER, JAMES	. Estate Office, Glasbury, Radnorshire.
76	1889, Dec. 9	* HADLEY, FRANK	. 42, South Street, Durham.
31	1884, Dec. 8	* HALKYARD, WILLIAM REDFORD	. Oakfield Styal Road, Wilmslow, Cheshire.
79	1884, May 19	HALL, CHARLES PELL	. Euston, Thetford, Norfolk.
95	1886, Jan. 11	* HALL, WILLIAM TIMOTHY	. Talbot Chambers, Shrewsbury.
38	1886, Dec. 6	* HALTON, HARRY RUSSELL	. High Road, Lower Tottenham, N.
70	1882, Feb. 27	HAMILTON, JOHN PAYNTER	. 64 and 65, Coleman Street, E.C.
43	1891, May 23	* HAMPTON, GEORGE FREDERICK WILLIAM	{ 8, Pall Mall East, S.W.
19	1887, Dec. 19	* HARDING, FREDERICK AILCROFT	. 25, Bucklersbury, E.C.
14	1881, Feb. 21	HARPER, EDGAR JOSIAH	{ Estate Office, London County Council, Spring Gardens, S.W.
51	1889, Jan. 14	* HASKINS, WILLIAM ALBION	. 51, Bromfelde Road, Clapham, S.W.
72	1889, Dec. 9	* HASLAM, DRYLAND, JUN.	. Warren House, Caversham, Reading.
68	1891, Jan. 17	* HAYWARD, FREDERICK GEORGE	. Market Square, Dover, Kent.
87	1885, Dec. 7	* HEBBLETHWAITE, CHAS. HENRY	. Manor Drive, Free School Lane, Halifax, Yorkshire.
14	1883, Dec. 17	HEBDEN, GEORGE RADCLIFFE	. 66, Cannon Street, E.C.
88	1880, Dec. 18	HEDGER, ARTHUR CONSTANTINE	. 44, Charing Cross, S.W.
73	1889, Jan. 28	* HENDERSON, HARRY GILBERT	. Franche Villa, Franche, Kidderminster.
53	1887, Jan. 10	* HENDERSON, RICHARD	. Portland Estate Office, Kilmarnock.
28	1883, April 16	HENRY, EDWARD HUGH	. 63, High Street, Clapham, S.W.
50	1882, Dec. 18	HEWITT, WILLIAM	. Ivy Lodge, Aylestone Hill, Hereford.
43	1883, May 21	HICKS, STANLEY	. 10, Lincoln's Inn Fields, W.C.
15	1883, Dec. 17	HINCHLIFFE, JOHN, JUN.	. Bullhouse Hall, Penistone, Sheffield.
92	1890, Nov. 22	* HODGKINSON, JAMES HENRY	. 2, Ashlynn, Mossley Road, Ashton-under-Lyne.
80	1884, May 19	HODSOLL, WILLIAM, JUN.	{ 188, Parrock Street, Gravesend, and Farningham, Kent.
96	1883, Feb. 26	HOLBECH, EMILIAN HENRY	. Weston Cottage, Park Road, Loughborough.
79	1883, Jan. 29	HOLMES, JAMES THOMAS	. 97, Gresham Street, E.C.
95	1889, Feb. 25	* HOMAN, HUBERT FRANKLIN	. 146 and 147, Eastgate, Rochester, Kent.
181	1884, May 19	HOOPER, ALFRED FREDERICK	. 1, Laura Villas, London Road, Andover, Hants.
46	1883, Jan. 23	* HOOPER, CECIL HENRY	. Elmleigh, Beckenham, Kent.
43	1884, Jan. 14	HOPKINS, EDWIN	. 9, Whitehall Place, S.W.
96	1883, Jan. 15	HOWELL, ERNEST JOHN	. 116, Cromwell Road, S.W.

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851	1882, Dec. 18	INGRAM, HENRY LAW	97, Gresham Street, E.C.
1893	1890, Nov. 22	*INNES, GILBERT PLANTAGENET MITCHELL	} The Farm, Preston Hall, Aylesford, Kent.
550	1879, Nov. 24	JESSETT, CHARLES	
226	1870, Jan. 24	JOHNSTON, ANDREW	97, Gresham Street, E.C.
1420	1887, Dec. 19	*JOHNSTON, WALTER HENRY . .	County Offices, Auditors' Department, Prest.
1875	1887, Feb. 21	*JONAS, SAMUEL MARSHALL . .	89, New Broad Street, E.C.
1619	1889, Apr. 1	*JONES, FREDERICK HERBERT .	Normanhurst, Ealing, W.
1018	1883, Dec. 17	JORDAN, GEORGE HENRY . . .	16, Whitehall Place, S.W.
1323	1886, May 17	*JULL, WILLIAM VINCENT . . .	"Westerdale," Mowbray Road, Upper Norwo
1894	1890, Nov. 22	*KAY, WALTER ROBERT	Mount Sion House, Bury, Lancashire.
1675	1889, Dec. 9	*KAYE, EDWARD PERCIVAL . . .	Grove Hall, Wakefield.
1163	1884, May 5	KEELING, GILBERT	2, Tckenhouse Buildings, Lothbury, E.C.
880	1883, Jan. 29	KEER, WILLIAM	35, Walbrook, E.C.
1077	1884, Jan. 28	KERR, ARTHUR HERBERT . . .	Blake Street, York.
1387	1887, Mar. 21	*KING, WILLIAM ISAAC	The Grange, Highgate, N.
1553	1889, Jan. 14	*LAMBERT, GODFREY CHARLES .	27, Chancery Lane, W.C.
1969	1891, Jan. 17	*LANSDOWN, GEORGE ARTHUR .	67, New Kent Road, S.E.
2051	1891, Mar. 14	*LARKIN, RICHARD WEBSTER . .	Cowley House, Cavendish Road, Balham, S.W.
1970	1891, Jan. 17	*LEANING, HENRY JOHN	60, Holland Road, Brixton, S.W.
441	1876, Apr. 3	LEE, GEORGE CANSFIELD	North Eastern Railway, York.
1354	1887, Jan. 10	*LEE, JOHN WILFRID	Vestry Hall, Hampstead, N.W.
2144	1891, May 23	*LEVERTON, FRANK JOHN WALDE- MAR	} H.M. Office of Works, S.W.
1971	1891, Jan. 17	*LEWIS, ARTHUR LLEWELYN . .	
1143	1884, Apr. 21	LIGHTFOOT, JOHN GEORGE . . .	9, Whitehall Place, S.W.
1164	1884, May 5	LOFTS, HENRY FAIRLAM	130, Mount Street, W.
1183	1884, May 19	LOVESAY, WILLIAM	4, Frederick's Place, E.C.
1355	1887, Jan. 10	*LOWE, CHARLES ROBERT	95, Park Street, Grosvenor Square, W.
489	1877, May 14	LUCAS, JOSEPH	21, Defoe Road, Tooting Graveney, S.W.
1676	1889, Dec. 9	*LUMLEY, JULIAN ARTHUR . . .	22, St. James' Street, S.W.
1204	1884, May 26	LYNCH, JAMES HENRY	302, Regent Street. W.
1144	1884, Apr. 21	MCALLUM, PETER SERVICE . . .	Midland Railway, Derby.
1554	1889, Jan. 14	*MANN, ROBERT BAGSHAW . . .	Townfield, Hayes, Middlesex.
1555	1889, Jan. 14	*MARTIN, HEBER GAMBLING . .	Highfield House, Littleport.
1533	1888, Dec. 10	*MARTIN, THOMAS	North Place, Redbourn, Herts.

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7	1889, Dec. 9	*MASON, CHARLES WILLIAM HAYLEY	{ Surveyor's Office, South Eastern Railway, London Bridge, S.E.
8	1886, Feb. 22	*MEAD, JOHN HENRY	Tregothnan, Truro, Cornwall.
7	1888, Jan. 23	*MELROSE, FRANK	4, Whitehall, S.W.
5	1884, Apr. 21	MERRETT, JAMES.	9, Whitehall Place, S.W.
2	1891, Jan. 17	*MERRY, ARTHUR WALKER	Southcourt Farm, Leighton Buzzard.
7	1878, Jan. 28	MESTON, JOSEPH FYFE	50, Parliament Street, S.W.
2	1882, Feb. 18	MILNES, ROBERT, JUN.	{ Ann's Cottage, Alpha Road, The Elms, Ramsgate, Kent.
3	1891, Jan. 17	*MOLYNEUX, HERBERT ERNEST	Sefton House, Cazenove Road, Stamford Hill, N.
4	1888, Dec. 10	*MORGAN, ALFRED WALKER	{ Engineer-in-Chief's Office, Survey Department, Spencer Telegraph and Railway Station, Melbourne, Australia.
5	1890, Nov. 22	*MOULD, GRAHAM HARLEY	14, Grange Park, Thornton Heath, Surrey.
5	1883, May 25	*MOYES, JOHN HELENUS	26, Trinity Street, Cambridge.
8	1889, Dec. 9	*MUIR, JAMES	The Yorkshire College, Leeds.
5	1891, May 23	*MULLER, JOHN JOSEPH	41, Archway Road, Highgate, N.
4	1891, Jan. 17	*NOCKOLDS, ALFRED GEORGE	Castle Hill House, Saffron Walden, Essex.
6	1889, Jan. 14	*NOCKOLDS, MARTIN CHARLES HUBERT	{ Saffron Walden, Essex.
8	1884, Mar. 10	NORRIS, EDWARD JAMES	Hazeldene, Hadlow Road, Sidecup, Kent.
7	1889, Jan. 14	*NORTON, GEORGE PERCY	The Mount, Parkhill Road, Croydon.
5	1891, Jan. 17	*OAKLEY, JOHN HUBERT	10, Waterloo Place, S.W.
6	1891, Jan. 17	*OGDEN, MICHAEL GUY	34, High Street, Wimbledon, Surrey.
16	1890, Nov. 22	*OSENTON, GEORGE, JUN.	Westerham, Kent.
31	1882, Mar. 13	PAGE, THOMAS GOWLAND	57, Coleman Street, E.C.
16	1883, May 25	*PAIN, JAMES	Borough, Micheldever, Hants.
15	1888, Dec. 10	*PALAMOUNTAIN, JOSEPH WILLIAM	Corra, Whitechurch, Salop.
19	1889, Dec. 9	*PARRIS, CHARLES JOHN	Withyham, near Tunbridge Wells, Kent.
17	1890, Nov. 22	*PARTRIDGE, EDWARD JOHN	50, Albert Road, Richmond, S.W.
16	1887, Feb. 21	*PATERSON, ANDREW THOMPSON	4, Hamilton Place, Totton, Southampton, Hants.
12	1875, May 10	PAYNE, WILLIAM PERCY	Holmesdale, The Park, Nottingham.
18	1882, Dec. 18	PEACE, ALFRED LINDLEY	Thorne, Doncaster.
16	1884, Apr. 21	PEARCE, FREDERICK WILLIAM	9, Whitehall Place, S.W.
17	1884, May 5	PEARCE, WILLIAM JOHN	4, Frederick's Place, E.C.
17	1887, Jan. 10	*PELHAM-CLINTON, HUBERT EDWARD	{ Moor Court, Stroud, Gloucestershire.
18	1890, Nov. 22	*PERKINS, JOSEPH	12, Varna Road, Edgbaston, Birmingham.
19	1887, Apr. 18	*PERKS, SYDNEY	28, Dover Street, Piccadilly, W.

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1184	1884, May 19	PERRERS, HARRY WILSON . . .	8, Argyll Place, Regent Street, W.
1078	1884, Jan. 28	*PETRE, ROBERT GEORGE . . .	Springfield, Chelmsford, Essex.
1021	1883, Dec 17	PEWTRESS, HERBERT WILMS- HURST	} 22, Chancery Lane, W.C.
1129	1884, Mar. 10	PHILLIPS, GEORGE CAWKWELL . .	Mildmay Road, Chelmsford, Essex.
1079	1884, Jan. 28	PHILLIPS, JOHN HENRY . . .	130, Mount Street, Berkeley Square, W.
1448	1888, Jan. 23	*PHILLIPS, WILLIAM DEARLOVE .	High Wycombe, Bucks.
1342	1886, Dec. 6	*PHYSICK, WALTER FREDERICK .	95, Park Street, Grosvenor Square, W.
1899	1890, Nov. 22	*PINDER, RICHMOND	49, Upper Baker Street, N.W.
1977	1891, Jan. 17	*POTTER, HERBERT GEORGE . . .	22, High Street, Hampstead, N.W.
1900	1890, Nov. 22	*PRALL, HERBERT EDWARD . . .	Joyce Green Farm, Dartford, Kent.
1343	1886, Dec. 6	*PRATER, THOMAS HERBERT . . .	Basingstoke, Hants.
1536	1888, Dec. 10	*PRESTON, SAMUEL DAVID . . .	Estate Office, Keele, Newcastle, Staffordshire
1099	1884, Feb. 11	PRIDHAM, JOHN LAWRENCE . . .	Paignton, South Devon.
1680	1889, Dec. 9	*PUCKRIDGE, PERCIVAL MARTIN .	Haybrook, Oare, near Marlborough, Wilts.
1694	1890, Jan. 6	*PUNCHARD, FREDERICK BURT . .	} Underley Estate Office, Kirkby Lonsdale, Lancashire.
1289	1885, Dec. 7	*RAND, JOHN	Estate Agency Offices, Haverhill, Suffolk.
881	1883, Jan. 29	RIGDEN, CHARLES FURNER . . .	The Pines, Maybury Heath, Woking, Surrey
753	1882, Feb. 13	ROBERTS, CHARLES GORDON . . .	42, New Broad Street, E.C.
1423	1887, Dec. 19	*ROBINSON, ALFRED WHITMORE .	Watkins Wharf, Uxbridge.
725	1882, Jan. 30	ROBINSON, JAMES THOMAS . . .	7, John Street, Adelphi, W.C.
803	1882, Apr. 24	ROBINSON, MARTIN CATLIN . . .	Oakley Hall, Bishop's Stortford.
1130	1884, Mar. 10	ROSE, EDWARD JOSEPH	1, Narham Road, Oxford.
1081	1884, Jan. 28	ROSS, DAVID JAMES	Surveyors' Office, Guildhall, E.C.
1695	1890, Jan. 6	*ROWLEY, WILLIAM TAYLOR . . .	52, Ravenscourt Gardens, Hammersmith, W.
1901	1890, Nov. 22	*RUDDLE, FRANK J.	London County Council, Spring Gardens, S.W.
909	1883, Feb. 26	RYDE, CHARLES BERTRAM	29, Great George Street, S.W.
1024	1888, Dec. 17	SABIN, JOSEPH HENRY	16, Whitehall Place, S.W. (Professional Associate of Council)
1233	1884, Dec. 8	*SADLER, GEORGE WILLIAM, Jun. .	Duchy of Lancaster Office, Lancaster Place, W.C.
1424	1887, Dec. 19	*SALT, REGINALD NOWELL . . .	Quarry Place, Shrewsbury.
1682	1889, Dec. 9	*SAMPSON, WILLIAM	Beauchief Abbey, near Sheffield.
971	1883, May 25	*SATCHELL, CHARLES	San José, Costa Rica, Central America.
1728	1890, Feb. 10	*SATCHELL, HERBERT ARNOLD . .	3, Verulam Buildings, Gray's Inn, W.C.
1696	1890, Jan. 6	*SAUNDERS, CHARLES HERBERT . .	40, Gloucester Road, S.W.
1147	1884, Apr. 21	SAUNDERS, SAMUEL BROWN . . .	} Estate Office, L. & S. W. Ry., Waterloo S. S.E.
1902	1890, Nov. 22	*SAVILL, EDWIN	39, New Broad Street, E.C.

Date of Election. PROFESSIONAL ASSOCIATES.

1884, Apr. 21	SCARLETT, HARRY	Preston House, Firle, Lewes, Sussex.
1883, Jan. 15	SCAMMELL, THOMAS	14, John Street, Bristol.
1890, Feb. 10	*SELBY, FRANK	3, Staple Inn, Holborn, W.C.
1884, Dec. 8	*SELBY, JOHN BASELEY	Atherton Hall, Leigh, near Manchester.
1880, Feb. 16	SEXBY, JOHN JAMES	London County Council, Spring Gardens, S.W.
1887, Dec. 19	*SHAW, ARTHUR	{ Ramsden Estate Offices, Railway Street, Huddersfield.
1884, Apr. 21	SHERRY, NATHANIEL	49, Fenchurch Street, E.C.
1882, Dec. 4	SIMMONS, WILLIAM ANKER	Henley-on-Thames.
1884, Jan. 28	SKEWIS, EDWIN	11, Barrowgate Road, Chiswick, W.
1882, Dec. 18	SKINGLE, ALFRED	29, Fleet Street, E.C.
1884, Jan. 14	SLADE, ISAAC	96, Queen Street, E.C.
1890, Nov. 22	*SLATER, CHARLES FREDERICK . . .	5, St. John's Road, Richmond, Surrey.
1879, Mar. 17	SMITH, GEORGE CECIL	16, Whitehall Place, S.W.
1891, Mar. 14	*SMITH, JAMES	Town Hall, Hackney, E.
1890, Nov. 22	*SMITH, JAMES FREDERICK KEMP . .	Orsett, Essex.
1868, Nov. 9	SMYTH, EDWARD	{ 9, Whitehall Place, and 52, Wiltshire Road, Brixton, S.W.
<i>(Professional Associate of Council)</i>		
1890, Nov. 22	*SNAILUM, WALTER WADMAN . . .	Market House, Trowbridge, Wilts.
1890, Nov. 22	*SPELMAN, WILLIAM WILTON RIX . .	Ivy House, Eaton, Norwich.
1883, Jan. 15	STACEY, WILLIAM	80, Cheapside, E.C.
1890, Jan. 6	*STANTON, FRANCIS CHARLES . . .	6, Great College Street, S.W.
1883, Mar. 19	STENNING, PERCY HAINES	4, Abchurch Yard, E.C.
1882, Jan. 16	STEVENSON, FREDERICK J.	4, Frederick's Place, E.C.
1882, Dec. 4	STOWER, JOSEPH	29, Fleet Street, E.C.
1875, Dec. 13	STRUTT, THE HON. EDWARD } GERALD	Whitelands, Hatfield Peverel, Chelmsford, Essex.
1889, Feb. 11	*STUCKÉ, WILLIAM HENRY	1, Park View, Tivoli, Cheltenham.
1884, Dec. 8	*STURGE, THEODORE	34, Corn Street, Bristol.
1886, Jan. 11	*STURGESS, JOHN MOORE	{ Penshurst Park, near Tunbridge, Kent, and 8, Craig's Court, Charing Cross, S.W.
1890, Jan. 27	*STURLEY, ARTHUR DYSON	6, Willow Bridge Road, Canonbury, N.
1891, Jan. 17	*SUMMERFIELD, JOSEPH CHARLES . .	Stafford Villa, Garlies Road, Forest Hill, S.E.
1887, Dec. 11	*SWETENHAM, HENRY	Kerry, Newtown, Montgomeryshire.
1882, Feb. 13	SWINSCOW, HAROLD EDWIN	31, Streatham Hill, S.W.
1882, Apr. 24	TARLETON, ROGER	4, Market Street, Northwich, Cheshire.
1869, Jul. 26	TAYLOR, GEORGE	{ Hillside House, Turner's Hill, Crawley, Sussex, and 17, Abchurch Lane, E.C.
1883, Dec. 17	THOMPSON, ALFRED	{ Estate Department, South Eastern Railway, London Bridge, S.E.

Dip. No.	Date of Election.	PROFESSIONAL ASSOCIATES.	
869	1883, Jan. 15	THORNTON, WILLIAM HENRY	Castle Keep, Reigate, Surrey, and The Surveyor General's Department, Ceylon.
1100	1884, Feb. 11	THURGOOD, ERNEST CHARLES	27, Chancery Lane, W.C.
1537	1888, Dec. 10	*TILLY, HUBERT DOUGLAS	9, Craufurd Rise, Maidenhead, Berks.
1979	1891, Jan. 17	*TOWNSEND, GEORGE JAMES	London County Council, Spring Gardens, S.W.
1131	1884, Mar. 10	TRUMPER, JOHN ALFRED	23, Lincoln's Inn Fields, W.C.
1052	1884, Jan. 14	TUDOR, EDWARD CHARLES BUCHANAN	West House, Booth Ferry Road, Goole, Yorkshire.
1394	1887, May 23	*TURNER, PERCY	7, Lower Brook Street, Ipswich, Suffolk.
1698	1890, Jan. 6	*TYLER, JAMES WILLIAM	Elm Villa, Trinity Road, Upper Tooting, S.W.
1168	1884, May 5	UDNY, AUGUSTUS CHARLES	142, Springfield Road, Brighton.
1596	1889, Feb. 25	*VALE, HENRY	32, Lord Street, Wolverhampton.
1907	1890, Nov. 22	*VERITY, ERNEST GEORGE	11, Jermyn Street, S.W.
1464	1888, Feb. 20	*WADE, HENRY	10, Pitt Street, Barnsley.
1699	1890, Jan. 6	*WAIN, GEORGE SPARKOW	90, Church Road, West Brighton, Sussex.
576	1890, Mar. 1	WALKER, LEON VICTOR	79, Dunsmore Road, Stamford Hill, N.
1028	1883, Dec. 17	WALLIS, JOHN DAVID	41, Spring Gardens, Manchester.
1426	1887, Dec. 19	*WARTON, WILFRED	9, Sackville Street, Piccadilly, W.
1030	1883, Dec. 17	WATERER, CLARENCE	Dover House, Chertsey, Surrey.
1980	1891, Jan. 17	*WATSON, CLAUDE HENRY	Barnstaple, Devon.
1751	1890, Feb. 24	WATSON, GEORGE	45, Parliament Street, S.W.
1236	1884, Dec. 8	*WATSON, JAMES BRUCE	Brightwell, Tetsworth, Oxon.
1290	1885, Dec. 7	*WATSON, JOHN, JUN.	Wentbridge Lodge, Pontefract, Yorkshire.
1539	1888, Dec. 9	*WATSON, RICHARD	Fore Street, Kingsbridge, Devon.
1540	1888, Dec. 9	*WEBB, FREDERIC NOEL	Babraham, Cambridge.
1908	1890, Nov. 22	*WEBSTER, HUGH CALTHROP	97, Gresham Street, E.C.
1031	1883, Dec. 19	WELLS, EDWARD OGBOURN	9, Whitehall Place, S.W.
930	1883, April 16	WESTON, GEORGE	177, Harrow Road, Paddington, W.
941	1883, April 30	WESTON, JOSEPH AURELIUS	83, High Street, Bedford.
1429	1887, Dec. 19	*WHALLEY, FREDERICK HERBERT	98, Church Street, Birkenhead, and 37, Park Street, Chester.
1430	1887, Dec. 19	*WHEELER, CHARLES TREVOR OGLE	Gosforth, Newcastle-upon-Tyne.
1440	1883, Jan. 9	*WIGHT, NORMAN	Santa Catalina, Boscombe Park, Bournemouth, Hants.
860	1882, Dec. 18	WILCOCKS, FREDERICK C.	87, Iverson Road, West Hampstead, N.W.
2146	1891, May 23	*WILKS, ERNEST STRINGER	Shaftesbury House, Hythe, Kent.
861	1882, Dec. 18	WILLIAMS, TOM	Estate Agency Office, Clarence Street, Stain

<i>Date of Election and of Transfer.</i>		PROFESSIONAL ASSOCIATES.	
2	1876, Apr. 8	WILLIAMS, WILLIAM WELSBY .	Farnham, Surrey.
8	1884, Jan. 28	WILLOUGHBY, CHARLES WILLIAM	22, Chancery Lane, W.C.
9	1888, Jan. 28	*WILSON, WILLIAM EDWARD .	{ St. Andrew's Chambers, Albert Square, Man- chester.
7	1891, May 23	*WINDLEY, HENRY CHADWICK .	
1	1891, Jan. 17	*WOOD, EDWARD BRYAN . . .	Langley Green, Chippenham, Wilts.
9	1879, Mar. 17	WOOD, HENRY	97, Gresham Street, E.C.
3	1887, Jan. 10	*WOOLNOUGH, JOHN WILLIAM .	Gladstone Villa, Beamsley Road, Eastbourne.
8	1889, Jan. 14	*WORDLEY, ALEXANDER GEORGE	110, Marlborough Road, Chelsea, S.W.
1	1887, Dec. 19	*WORTHINGTON, JAMES SCOTT .	4, Frederick's Place, E.C.
5	1880, Dec. 18	WRIGHT, THOMAS HAWKINS. .	Lundy Island, viâ Instow, North Devon.

Associates.

Date of Election.

1876, Mar. 20	ACLAND, SIR THOMAS DYKE, } BART.	Killerton, Exeter.
1880, Dec. 13	BANKES, JOHN ELDON . . .	4, Elm Court, Temple.
1888, May 14	BARNES, GEORGE FREDERICK .	London County Council, Spring Gardens, S.W.
1868, Jul. 27	BARRY, JOHN WOLFE	21, Delahay Street, S.W.
	<i>(Associate of Council)</i>	
1875, Dec. 18	BATTEN, JOHN WINTERBOTHAM	3, Harcourt Buildings, Temple.
1879, Feb. 8	BEALE, JAMES SAMUEL . . .	28, Great George Street, S.W.
1891, Mar. 14	BENTHALL, EDWARD JOHN . .	65, Pevensey Road, St. Leonards-on-Sea.
1869, Feb. 22	BIDDER, GEORGE PARKER, Q.C.	3, Paper Buildings, Temple.
1875, Feb. 1	BIRCH, ROBERT WILLIAM } PEREGRINE	5, Queen Anne's Gate, S.W.
1890, Jan. 6	BOULGER, GEORGE EDWARD } SIMONDS	18, Ladbrooke Grove, Notting Hill, W.
1868, Jun. 23	BRAMWELL, SIR FREDK. JOSEPH, } BART., F.R.S.	5, Great George Street, S.W.
1884, Feb. 11	BUND, JOHN W. WILLIS. . . .	3, Stone Buildings, Lincoln's Inn, W.C.
1890, May 29	CADELL, GEORGE	14, Canning Road, Addiscombe, Surrey.
1869, Jul. 26	CARLISLE, WILLIAM THOMAS .	8, New Square, Lincoln's Inn, W.C.

Date of Election.

ASSOCIATES.

1871, Feb. 13	CASTLE, EDWARD JAMES, Q.C.	8, King's Bench Walk, Temple.
1876, Nov. 13	CLARKE, DANIEL	Easton Street, High Wycombe, Bucks.
1891, Jan. 17	CLARKE, ERNEST	12, Hanover Square, W.
1883, Dec. 17	CLARKE, SIR EDWARD, Q.C., M.P.	5, Essex Court, Temple.
1883, Dec. 17	CLODE, WALTER	3, Harcourt Buildings, Temple.
1886, Dec. 6	CLUTTON, HUBERT SPENCER	9, Whitehall Place, S.W.
1885, Jan. 12	CRIPPS, CHARLES ALFRED, Q.C.	2, Mitre Court Buildings, Temple.
1883, April 16	DETHRIDGE, FRANK	Vestry Hall, Harrow Road, Paddington, W.
1883, April 30	DRUCE, SAMUEL BENJAMIN LARGE	9, Old Square, Lincoln's Inn, W.C.
1887, May 9	ELTON, CHARLES ISAAC, Q.C., } M.P. }	23, Cranley Place, Onslow Square, S.W., and 33 Chancery Lane, W.C.
1869, Feb. 22	FOWLER, SIR JOHN	2, Queen Square Place, S.W.
1886, Jan. 11	FREAM, WILLIAM	Downton, Wilts.
1873, Feb. 11	FREEMAN, GEORGE MALLOWS	11, King's Bench Walk, Temple.
1878, Mar. 11	FRESHFIELD, EDWIN	5, Bank Buildings, E.C.
1876, Mar. 20	FRESHFIELD, WILLIAM DAWES	5, Bank Buildings, E.C.
1890, Feb. 24	GAYTON, CHARLES	Much Hadham, near Ware, Herts.
1879, Apr. 23	GEPP, CHARLES BRAMSTON } OSBORNE }	Chelmsford, Essex.
1874, Feb. 16	GOLDNEY, GABRIEL PRIOR	Remembrancer's Office, Guildhall, E.C.
1869, Jan. 11	GRANTHAM, RICHARD BOXALL	{ Northumberland Chambers, Northumberland Avenue, W.C.
1874, Jan. 5	GRANTHAM, RICHARD FUGE	{ Northumberland Chambers, Northumberland Avenue, W.C.
1890, Mar. 24	GRAY, JAMES	6, New Square, Lincoln's Inn, W.C.
1891, Mar. 14	GROVER, JOHN WILLIAM	15, Victoria Street, Westminster, S.W.
1881, Dec. 19	GROVES, WILLIAM	15, Great George Street, S.W.
1880, Dec. 13	GULLY, WILLIAM COURT, Q.C., } M.P. }	Farrar's Buildings, Temple.
1881, Dec. 19	HALSEY, EDWARD JOSEPH	9, Drayton Gardens, South Kensington, S.W.
1882, Mar. 27	HAMILTON, HENRY BEST HANS	1, Brick Court, Temple.
1884, May 5	HAMOND, THOMAS ASTLEY } HORACE }	62, Lincoln's Inn Fields, W.C.
1881, Dec. 19	HEAD, JOHN MERRICK	Reigate, Surrey.
1875, Dec. 13	HIGGIN, WILLIAM HOUSMAN, Q.C.	32, St. Ann Street, Manchester.
1887, Jan. 24	HUDSON, ALFRED ARTHUR	5, Paper Buildings, Temple.

Date of Election.

ASSOCIATES.

1880, Dec. 18	JAMES, SIR HENRY, Q.C., M.P.	1, New Court, Temple.
1885, Jan. 12	JONGH, JOHN ISIDORE DE . . .	San José, Costa Rica, Central America.
1887, May 23	KINCH, EDWARD	Royal Agricultural College, Cirencester.
1878, April 21	KING, WILLIAM	Gas Office, Duke Street, Liverpool.
1874, Feb. 2	LEDGARD, FREDERICK THOMAS } DURELL, Q.C.	1, Temple Gardens, Temple.
1874, Feb. 16	LITTLER, RALPH DANIEL MAKIN- } SON, Q.C., C.B.	4, Temple Gardens, Temple.
1869, Mar. 8	LOTT, JOSEPH	19, Great George Street, S.W.
1888, Mar. 5	LUARD, MAJOR-GEN. CHARLES } EDWARD, R.E.	Ightham Knoll, near Sevenoaks, Kent.
1891, May 23	MALDEN, WALTER JAMES . . .	College of Agriculture, Downton, Wilts.
1874, Feb. 16	MARRIOTT, THE RIGHT HON. SIR } WILLIAM THACKERAY, Q.C., } M.P.	6, Crown Office Row, Temple.
1886, Dec. 6	MARSHALL, FREDERICK . . .	3, Harcourt Buildings, Temple.
1879, Jan. 6	MEYSEY-THOMPSON, ALBERT } CHILDERS	41, Parliament Street, S.W.; and 1, King's Bench Walk, Temple.
1888, Nov. 12	MOULTON, JOHN FLETCHER, Q.C.	11, King's Bench Walk, Temple, E.C.
1882, Dec. 18	MUNTON, FRANCIS KERRIDGE .	95A, Queen Victoria Street, E.C.
1891, Jan. 17	PAYNE, EDWARD JOHN . . .	2, Stone Buildings, Lincoln's Inn, W.C.
1869, Feb. 22	PHILBRICK, FREDK. ADOLPHUS, Q.C.	Lamb Building, Temple.
1888, Mar. 19	POLLARD, EDWARD HUTCHINSON	3, Elm Court, Temple.
1884, Feb. 11	POPE, SAMUEL, Q.C.	38, Parliament Street, S.W.
1887, Jan. 24	POTTER, WILLIAM, Q.C. . . .	5, Paper Buildings, Temple.
1886, Jan. 11	PROCTER, FOSTER WILFRED .	36, Lincoln's Inn Fields, W.C.
1871, Feb. 27	QUICK, JOSEPH, JUN.	36, Great George Street, S.W.
1868, Nov. 9	REES, JOHN CHARLES	13, Great George Street, S.W.
1885, Jan. 26	RICKARDS, ARTHUR GEORGE .	11, King's Bench Walk, Temple.
1882, Jan. 16	RIGG, HERBERT ADDINGTON .	9, King's Bench Walk, Temple.
1888, April 2	RYDE, WALTER CRANLEY . . .	1, Brick Court, Temple.
1891, Mar. 14	SAUNDERS, HERBERT CLIFFORD, } Q.C.	1, Bolton Gardens, South Kensington, S.W.
1884, Dec. 8	SCOTT, THE HON. HENRY ROBERT	Belvoir Castle, Grantham, Lincolnshire.
1889, Feb. 11	SETH-SMITH, ARCHIBALD . . .	Silvermere, Cobham, Surrey.

Date of Election.

ASSOCIATES.

1888, Apr. 30	SETH-SMITH, FREDERICK . . .	The Lodge, Upton Gray, Winchfield, Hants.
1886, Apl. 12	SHOPPEE, GERALD AUGUSTINE .	7, Furnival's Inn, E.C.
1879, Apr. 28	SLADEN, ST. BARBE	1, Delahay Street, S.W.
1879, Apr. 28	SMITH, LUMLEY, Q.C. . . .	4, Paper Buildings, Temple.
1884, Jan. 14	STATHAM, WILLIAM ARNOLD .	12, King's Bench Walk, Temple.
1882, Jan. 16	STEPHENS, PEMBROKE S., Q.C. .	1, Plowden Buildings, Temple.
1886, May 8	STEVENS, WILLIAM RICHARD .	6, St. Thomas Street, S.E.
1875, Jan. 4	STRUTT, THE HON. FREDERICK	Milford House, Derby.
1877, Dec. 10	SUTTON, HENRY	Farrar's Building, Temple.
1888, Mar. 5	TAYLOR, JOHN HERBERT . . .	5, Great George Street, S.W.
1880, Dec. 13	THOMAS, HUBERT	Watford, Herts.
1891, Mar. 14	VEASEY, THOMAS FREDERICK .	Bridge House, Huntingdon, Hunts.
1887, Jan. 10	VENNING, JOHN JAMES EDG- } COMBE	Devonport.
1891, Jan. 17	WALKER, JAMES DOUGLAS, Q.C. .	4, Brick Court, Temple.
1890, Nov. 22	WARD, REGINALD	34, Members Mansions, Victoria Street, S.W.
1895, May 18	WARREN, REGINALD AUGUSTUS .	99, Great Russell Street, W.C.
1876, Nov. 27	WEBSTER, SIR RICHD. EVERARD, } Q.C., M.P. (Associate of Council)	2, Pump Court, Temple.
1884, May 26	WELLS, ALFRED DODD	Sotwell Hill, Wallingford, Berks.
1886, May 17	WHEELER, THOMAS WHITTEN- } BURY, Q.C.	4, Crown Office Row, Temple.
1871, Feb. 13	WHITE, FREDERICK MEADOWS, } Q.C.	4, Paper Buildings, Temple, and 42, Sussex Gardens, Hyde Park, W.
1876, Dec. 18	WILL, JOHN SHIRESS, Q.C., M.P.	2, Garden Court, Temple.
1875, May 15	WINCKWORTH, LEWIS	31, Abingdon Street, S.W.
1870, Jan. 10	WING, THOMAS TWINING . . .	1, Cromwal Road, West Brighton.
1882, Dec. 18	WOOLF, SIDNEY, Q.C.	7, King's Bench Walk, Temple.
1890, Nov. 22	WRIGHTSON, JOHN	College of Agriculture, Downton, Wilts.

*Passed
Preliminary
Examination.*

Students.

1891	ALDIS, WILLIAM HENRY . . .	Basingstoke, Hants.
1891	ANDREWS, WALTER ELY . . .	Ely Villa, St. Faith's Road, West Norwood.
1889	ARNOLD, ARTHUR HARRIS . . .	Fore Hill, Ely, Camts.
1890	ATKINSON, EDWARD CROSSLEY . .	Micklegate House, Pontefract, Yorkshire.
1891	BARTON, HAROLD	Belle Vue East, Andover, Hants.
1890	BERRY, GUY	Burton House, Wandsworth Common, S.W.
1891	BIDWELL, PHILIP SHELFORD . .	St. Mary's, Ely, Cambridgeshire.
1890	BRADSHAW, HARRY GREAVES . .	26, Demesne Road, Alexander Park, Manchester.
1889	BRINKWORTH, ROBERT EDWIN . .	Sheldon Lodge, Chippenham, Wilts.
1891	BRINSLEY, HERBERT GEORGE } WILLIAM	12, The Avenue, Upper Norwood, S.E.
1889	BROOKE, JOHN CHRISTIAN . . .	Kirkby Villa, Cricklewood, N.W.
1889	BROWN, GEORGE TURVILL . . .	15, Cheyne Gardens, Chelsea, S.W.
1891	BRUTON, HENRY TEW	29A, Lincoln's Inn Fields, W.C.
1891	BURDER, REGINALD EDWARD } CAMPBELL	College of Agriculture, Downton, Wilts.
1891	BUSS, SEPTIMUS	37, South Hill Park, Hampstead, N.W.
1891	CHATELL, DAVID GEORGE . . .	29A, Lincoln's Inn Fields, W.C.
1891	CHILD, CHARLES, JUN.	Slinfold, near Horsham, Sussex.
1891	CHRISTIAN, PERCY	Norton, near Baldock, Herts.
1890	COOKE, LIONEL	20, New Bridge Street, E.C.
1889	COOPER, JOHN HANKS, JUN. . .	195, Parrock Street, Gravesend.
1890	CRASKE, ROBERT GERALD . . .	Beverley Road, Colchester, Essex.
1888	CROOKES, CHARLES REGINALD . .	Melrose, Church Road, Richmond, Surrey.
1891	DAVIDSON, RICHARD BRUCE . . .	Queen's Park, St. Ann's, St. Helen's, Lancashire.
1890	DEBENHAM, FREDERICK KERSEY .	Heath House, Stepney, E.
1889	DEBENHAM, HUGH	80, Cheapside, E.C.
1891	DINWIDDY, DONALD	Crooms Hill, Greenwich Park, S.E.
1890	DRUCE, EDRIC	Royal Agricultural College, Cirencester.
1890	DUCHESNE, MARTIN COLLIER . .	{ 2, Faircroft Terrace, Audley Road, Safron Walden.
1891	EADIE, JAMES JEFFERY	Cathedral Yard, Exeter, Devon.
1891	EASON, EDWARD WILLIAM . . .	43, Bishopsgate Street Without, E.C.

*Passed
Preliminary
Examination.*

STUDENTS.

1890	ELGAR, WALTER ROBINSON . .	Crockshard, Wingham, Kent.
1890	EVERED, GILLIEBRAND ELWIN .	Wadhurst Castle, Wadhurst, Sussex.
1890	EVERETT, ARTHUR SHERMAN .	Berry, Totnes, Devon.
1891	EVERINGTON, JOHN	{ Merton House, Dulwich Wood Park, Norwood S.E.
1891	FARMER, HUGH CECIL	9, Whitehall Place, S.W.
1890	FINN, FRED	2, Serpentine Road, Sevenoaks, Kent.
1890	FLETCHER, HERBERT PHILLIPS .	{ Anglebay, Woodchurch Road, West Hampstead, N.W.
1889	FOSTER, JAMES HERBERT FUR- MEDGE	{ 83, Poultry, E.C.
1889	GARROD, ARTHUR EDWIN . .	1, Park Hill, Richmond, Surrey.
1891	GAYFORD, HERBERT HENRY .	Newport, Essex.
1890	GILBERT, JOHN SAINSBURY . .	Granville, Mill Hill Park, Acton, W.
1891	GIPPS, GEORGE RUSSELL . .	Orgreave, Lichfield.
1891	GRAFTON, WYKEHAM CHARLES JOSEPH	{ Ealing Lodge, Littlehampton, Sussex.
1889	GRAY, PERCY WILLIAM . . .	4, Arundel Villas, Station Road, Cambridge.
1890	GREEN, FREDERICK ALGERNON .	28 and 29, St. Swithin's Lane, E.C.
1891	HALES, ARTHUR JOHN . . .	48, Hillmartin Road, N.
1890	HANKINSON, FRANCIS HENRY .	Eastbury, Bournemouth, Hants.
1890	HARRISON, ERNEST WIVELSFIELD	Bugbrooke Rectory, Weedon, Northamptonshire.
1891	HAWES, FREDERICK KIRK . .	67, Compton Road, Wolverhampton.
1891	HEASLER, HOLLAND CHARLES .	Verandah Cottage, Hill Rise, Richmond, Surrey.
1889	HEDGER, RALPH W. AHIER . .	Manor House, Islip, Northamptonshire.
1891	HENDRY, ALFRED JAMES . .	{ 10, McKerrell Road, Hanover Park, Peckham S.E.
1891	HODGES, WALTER	10, Union Court, Old Broad Street, E.C.
1889	HODSON, FREDERICK WALKER .	Pontefract Waterworks, Pontefract
1890.	HOLIDAY, PERCY CAVE . . .	Bicester, Oxon.
1891	HOLMES, JOHN EDWARD . . :	3, King Street, E.C.
1890	JARMAN, FRANK WILMOT . . .	4, High Street, Croydon.
1891	JENKINSON, JOHN	13, Downe Terrace, Richmond, Surrey.
1890	JOHNSON, BERNARD MARR . .	3, Sussex Square, W.
1891	JONES, PERCY EVERLEY . . .	Fallowfield, Gordon Road West, Ealing, W.
1891	KEEP, JOHN PALMER	Beulah Lodge, Henley-on-Thames.
1891	KIDMAN, EDWARD HUGH . . .	9, High Street, Gosport.

Passed
Preliminary
Examination

STUDENTS.

1890	KING, WALTER NIKE . . .	17, Akeman Street, Tring, Herts.
1891	KNIGHT, GEORGE EDWARD . .	{ Springfield, Crystal Palace Park Road, Sydenham, S.E.
1891	LANCASTER, JOHN ROY . . .	29 and 29, St. Swithin's Lane, E.C.
1888	LAWLEY, FREDERICK WILLIAM .	165, Strand, W.C.
1889	LEANING, WILLIAM ARTHUR . .	Curragh Camp, Kildare.
1891	LITTLE, HENRY	Middleston Stoney, Bicester, Oxon.
1891	LIVERSEDGE, JOHN WILLIAM . .	Primrose Villa, Western Street, Barnsley.
1889	LONG, EDGAR WALLIS	Highbury Lodge, 1, Highbury Crescent, N.
1890	MARGETTS, JOHN HERBERT . .	Ashberry House, Warwick.
1891	MARRIAGE, PERCY JOHN . . .	14, Aldgate, E.C.
1891	MARTIN, SAMUEL	20, Havelock Road, Croydon, Surrey.
1890	MARTYN, WALTER NORTH . . .	Tower House, Poole, Dorsetshire.
1890	MELLOR, JAMES FREDERICK . .	110, St. James's Street, Brighton.
1889	MORRIS, RICHARD PERCIVAL . .	Hartlands, Forbis Green Road, East Finchley.
1891	MORRIS, WILLIAM HENRY . . .	Chirbury, Shropshire.
1891	MOXON, HAROLD	Biggin Hall, Thurlaston, Rugby.
1891	NANSON, LAURENCE	Appleby, Westmoreland.
1891	NEIGHBOUR, CHARLES EDMUND .	Fair View, Sevenoaks, Kent.
1889	NICE, GEORGE SAVEIL	Downhill House, Bridge Sollars, near Hereford.
1891	NICHOLLS, EDWARD ALFRED . .	6, Buckingham Terrace, New Southgate, N.
1891	NICHOLSON, ARTHUR WILLIAM .	Petra Villa, Bournemouth, Hants.
1891	NORRIS, ARTHUR BLURTON . . .	52, Brondesbury Villas, Kilburn, N.W.
1890	OGILVIE, JOHN PETTITT	The Crescent, Peterborough.
1890	OUVRY, PETER ARNOLD	East Acton, London, W.
1891	PAIN, GEORGE LLOYD	Silverdale Vicarage, Carnforth, Lancashire.
1889	PALMER, PHILIP SEPTIMUS MILLS	The Hall, Wainfleet, Lincolnshire.
1891	PARKER, FREDERIC WILLIAM . .	22, Bonham Road, Brixton Hill, S.W.
1888	PAYNE, HARRY GEORGE	67, Down's Road, Clapton, E.
1889	PETTY, WILLIAM PARRY	21, Sussex Street, Winchester.
1890	PRESTON, LEONARD RONALD . . .	26, Fellows Road, South Hampstead, N.W.
1890	PUNCHARD, CHARLES BATES . . .	Underley Estate Office, Kirkby Lonsdale.
1890	RAFFETY, HERBERT WILLIAM . .	Fairholme, High Wycombe, Bucks.
1891	ROBERTS, JOSEPH WM. GEORGE	Preston, Yeovil.
1889	ROBINS, PHILIP SEYMOUR . . .	5, Waterloo Place, S.W.

*Passed
Preliminary
Examination.*

STUDENTS.

1890	SCOTT, ARCHIBALD LACY . . .	Bury St. Edmund's, Suffolk.
1890	SCOTT, THOMAS	St. Kilda's, Queen's Road, Buckhurst Hill, Essex.
1891	SHEPPARD, ALEXANDER CHAM- BERLAYNE O.	Glyn Clydach, near Neath, Glamorganshire.
1891	SLY, JOSEPH TOWNSON . . .	
1890	SOUTTER, ERNEST	The Paddocks, Guildford.
1891	SPEKE, CHARLES	College of Agriculture, Downton, Wilts.
1889	SQUIRE, GERALD ROBERT . .	Glenthorne, Ellesmere Park, Eccles, Manchester.
1890	STAPLEDON, ERNEST AILEN .	Lakenham, Northam, Bideford, Devon.
1891	STENNING, OSWALD FRANCIS .	76, St. George's Road, S.W.
1891	STEVENS, SYDNEY SAMUEL . .	South Park, Reigate, Surrey.
1891	STROUTS, LEWIS HERBERT . .	St. Mary Cray, Kent.
1890	SYMONS, BENJAMIN HENRY . .	Bridge Town, Totnes, Devon.
1891	TEWSON, LEONARD	{ The Weald, Netherhall Gardens, Hampstead, N.W.
1891	THOMPSON, FREDERICK HUBERT	
1891	THOMPSON, HAROLD STUART .	College of Agriculture, Downton, Wilts.
1890	THORPE, JOHN HOMAN . . .	17, Lee Crescent, Edgbaston, Birmingham.
1891	THORPE, JOHN HOMAN . . .	10, Market Square, Bromley, Kent.
1891	TOWNEND, WILLIAM	59, Hartshill, Stoke-upon-Trent.
1889	TUCKETT, PERCIVAL FOX . . .	Child's Hill House, Hampstead, N.W.
1891	TURNBULL, WILLIAM GRAHAM .	32, Wilton Road, Salisbury, Wilts.
1891	TYLEE, EDWARD	29, Oxford Square, W.
1890	WALKER, FRANCIS WILLIAM . .	Plas Grove, Hooton, Cheshire.
1890	WALKINGTON, FRANCIS JOHN .	Greythorne, Kingstown, Ireland.
1891	WATTS, RUPERT CYRIL . . .	St. Ives, Huntingdon.
1891	WEATHERHEAD, DAVID WILKINSON	Croft House, Keighley, Yorks.
1890	WELLS, WILLIAM HENRY . . .	14, Girdler's Road, West Kensington, W.
1890	WHITAKER, ERNEST VICTOR . .	Wandsworth Lodge, Upper Tooting, Surrey.
1891	WILLIAMS, HENRY CUTHBERT .	13, Albany Road, Stroud Green, N.
1891	WINDSOR, ARTHUR SIMEON . .	6, High Street, Banbury.
1891	WYATT, ARCHIBALD	Newland, Fareham, Hants.
1890	YOUNG, THOMAS JOHN	Breckon Hill, Hexham, Northumberland.

NOTE.—To ensure the regular transmission of the Papers and Notices, it is particularly requested that any changes of address be communicated at once to the Secretary.

Members of the Institution who have Passed the Fellowship Examination.

ALKIN, BENATAH WHITLEY.
 *AUSTIN, RICHARD, JUN.
 *AYLEN, CECIL HUGH.
 *BALL, WILLIAM ALFRED.
 *BARNES, GEORGE FREDERICK.
 BEARD, EDWIN THOMAS.
 BEDELLS, CHARLES HERBERT.
 BENSON, ROBERT ALAN.
 BIRCH, WALTER DE HOGHTON.
 BONTOR, FRANK ARTHUR.
 *BOULTING, FREDERICK EDWARD.
 BUCKLAND, ALFRED VIRGOE.
 BURROWS, ALFRED JOHN.
 BUSHELL, HENRY.
 DARCH, JOHN.
 DAY, WILLIAM, JUN.
 *DENDY, WILLIAM COOPER.
 DICKSON, THOMAS ARTHUR.
 *DONE, JOHN JAMES.
 DREW, HENRY ALBAN.
 *EAGLAND, WILLIAM FRANCIS.
 ELLIS, HERBERT MOATES.
 *ELLIS, RALPH STAPLES.
 EVE, HERBERT TRUSTRAM.
 *EVES, WILLIAM LIONEL.
 *FOSTER, FRANK.
 GIBB, WILLIAM PASHLEY.
 GODFREY, ROBERT.
 *GRIFFITHS, HAROLD.
 *HADLEY, FRANK.
 *HALL, WILLIAM TIMOTHY.
 HANSELL, REGINALD GODDARD.
 *HASLAM, DRYLAND. JUN.
 HASLUCK, LANCELOT GERALD.
 HEAD, JOHN GEORGE (*Crawter Prize, 1891*).
 HIGGINS, GEORGE.
 HODGE, LEONARD PERCIVAL.
 HORNE, WILLIAM EDGAR.
 JOHNSON, HENRY.

JONAS, HARRY MARSHALL.
 *JONES, FREDERICK HERBERT.
 JONES, HENRY ARTHUR.
 KING, ALFRED.
 *LAMBERT, GODFREY CHARLES.
 *MANN, ROBERT BAGSHAW.
 MASSIE, FRANK.
 MAXWELL, FRANCIS WILLIAM.
 *MELROSE, FRANK.
 MICHELMORE, ALFRED (*Special Forestry Certificate, 1890*).
 MILLWARD, ISAAC.
 MIXER, EDWARD.
 MOORE, HAROLD EDWARD.
 *MOULD, GRAHAM HARLEY.
 NORTH, GEORGE FREDERIC.
 *OAKLEY, JOHN HUBERT.
 *PAIN, JAMES.
 *PARRIS, CHARLES JOHN.
 PARRY, RICHARD.
 PAULL, ALAN.
 PERKINS, WALTER FRANK.
 PETO, JAMES WINDER.
 PILDITCH, PHILIP EDWARD (*Special Sanitary Science Certificate, 1890*).
 *PUNCHARD, FREDERICK BURT.
 ROLLESTON, WILLIAM GUSTAVUS STANHOPE.
 ROODS, ALFRED.
 RUNDLE, EDWARD COLLINS.
 SADLER, GEORGE WILLIAM, JUN.
 *SAUNDERS, CHARLES HERBERT.
 SILCOCK, THOMAS BALL.
 SMITH, FRANK WILLIAM.
 SMITH, WILLIAM.
 TIFFEN, JOHN HENRY.
 TREADWELL, HENRY JOHN.
 VERNON, ARTHUR.
 WOOD, CHARLES BRUCE.

* Those to whose names a star is affixed, have passed the Fellowship Examination,
 but have not yet been transferred to the Class.

Members of the Institution who have Passed the Professional Associateship Examination.†

ADKIN, BENAIAH WHITLEY.	BOWER, ARTHUR WENTWORTH CHIVERS.
ANSCOMBE, ERNEST.	BRACKETT, FREDERICK HENRY.
ARMYTAGE, FRANCIS REGINALD.	BRADY, RALPH HOLLINSHED.
ARNOTT, JOHN (<i>Special Prize</i> , 1885).	BREVETOR, THOMAS, JUN.
ASSITER, HARRY G.	BRIDGFORD, LEO APPLETON.
AUSTIN, RICHARD, JUN.	BRIGGS, JOHN.
AYLEN, CECIL HUGH.	BROWN, ALEXANDER BURNETT.
BAKER, CECIL CAUTLEY.	BROWN, ARTHUR MACDONALD (<i>Driver Prize</i> , 1889).
BALL, JAMES BENJAMIN.	BROWN, WILLIAM EDWARD.
BALL, WILLIAM ALFRED.	BUCKLAND, ALFRED VIRGOE.
BANCROFT, FREDERICK HERBERT.	BUCKLAND, SIDNEY CRAWFORD.
BARCLAY, THOMAS.	BULBECK, GEORGE.
BARNES, GEORGE FREDERICK.	BURROWS, ALFRED JOHN.
BARRATT, HARRY.	BUSHELL, HENRY.
BATEMAN, ARTHUR CHARLES.	BUSS, FLEETWOOD GEORGE WILLIAM.
BEADEL, MAURICE FREDERICK.	CALENDAR, WILLIAM JACKSON.
BEARD, EDWIN THOMAS.	CAMPBELL, COLIN.
BELLINGHAM, ARCHIBALD TURNER.	CARTER, ALFRED PRESLEY.
BENSON, ROBERT ALAN (<i>Bracketted Special Prize</i> , 1884).	CARTER, FRANK WELLINGTON
BIRCH, WALTER DE HOGHTON.	CASTLE, HAROLD.
BEDELLS, CHARLES HERBERT.	CAVE, BASIL SHILLITO.
BELCHER, EDWARD JOHN.	CHALCRAFT, HENRY TERRELL.
BIRKETT, TOM.	CHENEY, EDWIN JOHN.
BLUNDELL, HARRY.	CHILD, EDMUND HERBERT.
BODY, ARTHUR.	COALES, HERBERT GEORGE.
BONTOR, FRANK ARTHUR.	COBHAM, GEORGE WILLIAM (<i>Special Prize</i> , 1890; <i>Crawter Prize</i> , 1890).
BOOTH, JOHN FREDERICK.	COLBOURN, HENRY JAMES (<i>Special Forestry Certificate</i> , 1890).
BOULTING, FREDERICK EDWARD.	COLLINGHAM, J. CYRIL LEES.
BOUSFIELD, EDWIN VAUGHAN DAVENPORT.	COLLINS, MARCUS E.
BOWDEN, ERNEST NEWTON.	COLLYER, DANIEL WILLIAM.
BOWDEN, JOHN FRIENDSHIP (<i>Institution Prize</i> , 1891).	

This list does not include the names of those who have passed the Examination but have not yet joined the Institution.

Members who have Passed the Professional Associateship Examination—continued.

COPE, HENRY JAMES.
 CRAWTER, JOHN, JUN.
 CROSS, ARNOLD CHARLES MARTIN.
 CROSLAND, WALTER.
 CROUCH, JAMES LEONARD.
 DARCH, JOHN.
 DAVEY, HENRY THOMAS
 DAVIS, NEVILLE BROOKES.
 DAY, WILLIAM, JUN.
 DEBENHAM, HORACE BENTLEY.
 DENDY, WILLIAM COOPER (*Special Prize*, 1889).
 DICKSON, THOMAS ARTHUR.
 DIXON, FRANCIS EDWARD (*Special Prize*, 1888).
 DONE, JOHN JAMES (*Driver Prize*, 1887).
 DREW, HENRY ALBAN.
 DUDLEY, EDGAR.
 DUNNING, BERNARD SIMON.
 EAGLAND, WILLIAM FRANCIS.
 ELLIS, HERBERT MOATES.
 ELGOOD, FRANK MINSHULL.
 ELLIS, FRANCIS, JUN.
 ELLIS, RALPH STAPLES.
 EVE, HERBERT TRUSTRAM.
 EVES, WILLIAM LIONEL.
 FORREST, WILLIAM.
 FORSTER, WALTER HILL.
 FOSTER, FRANK.
 FRASER, WILLIAM.
 GALSWORTHY, VINCENT SOMERS.
 GARRARD, ARTHUR NORMAN.
 GIBB, WILLIAM PASHLEY.
 GIBBON, WILLIAM JACOMB (*Driver Prize*, 1885).
 GIDDY, OSMAN HORTON.
 GODDARD, ALEXANDER.
 GODFREY, ROBERT.
 GOLIGHTLY, CHARLES HUGH.
 GRANT, JOSEPH.
 GREEN, ALEXANDER ERNEST.

GREEN, EDMUND HORACE.
 GREEN, THOMAS JOHN.
 GREEN, THOMAS JOSEPH.
 GREENOP, EDWARD.
 GRIFFITHS, HAROLD.
 GRIMES, RALPH FEARON.
 GROGAN, HEDWORTH HERBERT.
 GROVER, ARTHUR.
 GUNTER, JAMES.
 HADLEY, FRANK.
 HALKYARD, WILLIAM REDFORD.
 HALL, WILLIAM TIMOTHY (*Institution Prize*, 1884).
 HALTON, HARRY RUSSELL.
 HAMPTON, GEORGE FREDK. WILLIAM.
 HANSELL, REGINALD GODDARD.
 HARDING, FREDERICK ALLCROFT
 HASKINS, WILLIAM ALBION.
 HASLAM, DRYLAND, JUN.
 HASLUCK, LANCELOT GERALD.
 HAYWARD, FREDERICK GEORGE.
 HEAD, JOHN GEORGE.
 HEBBLETHWAITE, CHARLES HENRY.
 HENDERSON, HARRY GILBERT.
 HENDERSON, RICHARD.
 HIGGINS, GEORGE.
 HILLIARD, GEORGE EDWARD.
 HODGE, LEONARD PERCIVAL.
 HODGKINSON, JAMES HENRY.
 HOMAN, HUBERT FRANKLIN.
 HOOPER, CECIL HENRY.
 INNES, GILBERT PLANTAGENET MITCHELL.
 JOHNSON, HENRY.
 JOHNSTON, WALTER HENRY.
 JONAS, HARRY MARSHALL (*Institution Prize*, 1887)
 JONAS, SAMUEL MARSHALL.
 JONES, FREDERICK HERBERT.
 JONES, HENRY ARTHUR.
 JULL, WILLIAM VINCENT.

Members who have Passed the Professional Associateship Examination—continued

- KAY, WALTER ROBERT.
 KAYE, EDWARD PERCIVAL.
 KING, ALFRED.
 KING, WILLIAM ISAAC.
 LAMBERT, GODFREY CHARLES.
 LANSDOWN, GEORGE ARTHUR.
 LARKIN, RICHARD WEBSTER.
 LEANING, HENRY JOHN.
 LEE, JOHN WILFRID.
 LEVERTON, FRANK JOHN WALDEMAR.
 LEWIS, ARTHUR LLEWELYN.
 LOWE, CHARLES ROBERT.
 LUMLEY, JULIAN ARTHUR.
 MADDOX, CHARLES RALPH.
 MANN, ROBERT BAGSHAW.
 MARTIN, HEBER GAMBLING (*Institution Prize*, 1888).
 MARTIN, THOMAS.
 MASON, CHARLES WILLIAM HAYLEY.
 MASSIE, FRANK.
 MAXWELL, FRANCIS WILLIAM.
 MEAD, JOHN HENRY.
 MELROSE, FRANK.
 MERRY, ARTHUR WALKER (*Institution Prize*, 1890).
 MILLWARD, ISAAC.
 MIXER, EDWARD.
 MOLYNEUX, HERBERT ERNEST.
 MOORE, HAROLD EDWARD.
 MORGAN, ALFRED WALKER.
 MOULD, GRAHAM HARLEY.
 MOYES, JOHN HELENUS.
 MUIR, JAMES (*Institution Prize*, 1889).
 MULLER, JOHN JOSEPH.
 NOCKOLDS, ALFRED GEORGE.
 NOCKOLDS, MARTIN CHARLES HUBERT.
 NORTON, GEORGE PERCY.
 OAKLEY, JOHN HUBERT.
 OGDEN, MICHAEL GUY.
 OSENTON, GEORGE, JUN.
 PAIN, JAMES.
 PALAMOUNTAIN, JOSEPH WILLIAM.
 PARRIS, CHARLES JOHN.
 PARRY, RICHARD.
 PARTRIDGE, EDWARD JOHN (*Driver Prize*, 1890).
 PATERSON, ANDREW THOMASON.
 PAULL, ALAN.
 PELHAM-CLINTON, HUBERT EDWARD.
 PERKINS, JOSEPH.
 PERKINS, WALTER FRANK (*Special Prize*, 1886).
 PERKS, SYDNEY.
 PETRE, ROBERT GEORGE.
 PHILLIPS, WILLIAM DEARLOVE (*Special Prize*, 1887).
 PHYSICK, WALTER FREDERICK (*Institution Prize*, 1886).
 PILDITCH, PHILIP EDWARD.
 PINDER, RICHMOND.
 POTTER, HERBERT GEORGE.
 PRALL, HERBERT EDWARD.
 PRATER, THOMAS HERBERT.
 PRESTON, SAMUEL DAVID.
 L'UCKRIDGE, PERCIVAL MARTIN.
 PUNCHARD, FREDERICK BURT.
 RAND, JOHN.
 ROBINSON, ALFRED WHITMORE.
 ROLLESTON, WM. GUSTAVUS STANHOPE (*Institution Prize*, 1883).
 ROODS, ALFRED (*Driver Prize*, 1886).
 ROPER, JOHN SIMPSON.
 ROWLEY, WILLIAM TAYLOR.
 RUDDLE, FRANK J.
 RUNDLE, EDWARD COLLINS.
 SADLER, GEORGE WILLIAM, JUN.
 SALT, REGINALD NOWELL.
 SAMPSON, WILLIAM.
 SACHELL, CHARLES (*Special Prize*, 1883).
 SACHELL, HERBERT ARNOLD.
 SAVILL, EDWIN.

Members who have Passed the Professional Associateship Examination—continued.

SLATER, CHARLES FREDERICK.	TURNER, PERCY.
SAUNDERS, CHARLES HERBERT.	TYLER, JAMES WILLIAM.
SELBY, FRANK.	VALE, HENRY.
SELBY, JOHN BASELY (<i>Bracketted Special Prize, 1884</i>).	VERITY, ERNEST GEORGE.
SHAW, ARTHUR.	WADE, HENRY.
SMITH, FRANK WILLIAM (<i>Driver Prize, 1888</i>).	WAIN, GEORGE SPARROW.
SMITH, JAMES.	WARTON, WILFRED.
SMITH, JAMES FREDERICK KEMP.	WATSON, CLAUDE HENRY.
SNAILUM, WALTER WADMAN.	WATSON, JAMES BRUCE.
SPELMAN, WILLIAM WILTON RIX.	WATSON, JOHN, JUN.
STANTON, FRANCIS CHARLES.	WEBB, RICHARD.
STUCKÉ, WILLIAM HENRY.	WEBB, FREDERIC NOEL.
STURGE, THEODORE.	WEBB, JONAS MARSHALL.
STURGESS, JOHN MOORE.	WEBSTER, HUGH CALTHROP.
STURLEY, ARTHUR DYSON.	WHALLEY, FREDERICK HERBERT.
SUMMERFIELD, JOSEPH CHARLES.	WHEELER, CHARLES TREVOR OGLE-
SWETENHAM, HENRY.	WIGHT, NORMAN.
TIFFEN, JOHN HENRY (<i>Institution Prize, 1885</i>).	WILKS, ERNEST STRINGER.
TILLY, HUBERT DOUGLAS.	WILSON, WILLIAM EDWARD.
TOWNSEND, GEORGE JAMES.	WINDLEY, HENRY CHADWICK.
TREADWELL, HENRY JOHN (<i>Driver Prize, 1883</i>).	WOOD, CHARLES BRUCE.
	WOOD, EDWARD BRYAN.
	WOOLNOUGH, JOHN WILLIAM.
	WORDLEY, ALEXANDER GEORGE.
	WORTHINGTON, JAMES SCOTT.

Members Transferred since the publication of the January List from the Class of Professional Associates to that of

Fellows—

ADKIN, BENAIAH WHITLEY . . .	33, Walbrook, E.C.
BUSHELL, HENRY	1, Finsbury Circus, E.C.
COLLINGHAM, JOHN CYRIL LEES	19, Mount Street, W.
COLLINS, MARCUS E.	61, Old Broad Street, E.C.
DARCH, JOHN	74, Sarsfeld Road, Balham, S.W.
DASH, ROLAND ASHFORD . . .	9, Whitehall Place, S.W.
ELLIS, RALPH STAPLES . . .	29, Fleet Street, E.C.
EVE, HERBERT TRUSTRAM . . .	2, St. Paul's Square, Bedford.
FULLER, THOMAS ALFRED . . .	The College, All Saints', Derby.

Members transferred from Professional Associates to Fellows—continued.

GRANT, HARRY GREME . . .	{ Surveyor's Office, Great Western Railway, Paddington Station, W.
HEAD, JOHN GEORGE . . .	7, Upper Baker Street, N.W.
HIGGINS, GEORGE . . .	12, Finchley Road, St. John's Wood, N.W.
HUSKINSON, THOMAS WILLIAM . . .	Epperstone Manor, Nottingham.
JONAS, HARRY MARSHALL . . .	Brooklands Avenue, Cambridge.
JONES, THOMAS . . .	15, Great George Street, S.W.
LOW, ROBERT JOHN . . .	49, Finsbury Pavement, and St. Albans, Herts.
MADDOX, CHARLES RALPH . . .	9, Warwick Court, Gray's Inn, W.C.
MOSS, THOMAS WALTER . . .	7, Gray's Inn Place, Gray's Inn, W.C.
PARRY, RICHARD . . .	17, Parliament Street, S.W.
PERKINS, WALTER FRANK . . .	Portswood House, Southampton, Hants.
POWELL, HUBERT JOHN . . .	St. Swithun's Estate Office, Lewes, Sussex.
REX, CHARLES WILLIAM . . .	1, Stanhope Terrace, Regent's Park, N.W.
ROBEY, ROBERT . . .	Oaklands, East Tytherley, Romsey, Hants.
ROPER, JOHN SIMPSON . . .	32, Market Square, Lancaster.
SHACKLE, EDWARD NEILD . . .	7, Hobart Place, S.W.
TROLLOPE, HENRY CHARLES . . .	7, Hobart Place, S.W.
WOOD, CHARLES BRUCE . . .	37, Irene Road, Parson's Green, S.W.
YOUNG, ANDREW . . .	London County Council, 17, Spring Gardens, S.W.
YOUNG, MORGAN HENRY . . .	17, Southampton Street, Bloomsbury Square, W.C.

Members who have Died since the publication of the January List.

Honorary Member—

BEDFORD, HIS GRACE THE DUKE OF 81 & 82, Eaton Square, S.W.

Fellows—

ARCH, ARTHUR JOSEPH EDWIN . . .	22, Sydenham Park, Sydenham, S.E.
BECK, EDMUND . . .	Sandringham, Norfolk.
BURROWS, ALFRED JOE . . .	Surrenden Estate Office, Pluckley, Kent.
GALPIN, JOHN . . .	36, Pembroke Street, Oxford.
HOVENDEN, THOMAS HENRY . . .	101, Bishopsgate Street Without, E.C.
LINAKER, HENRY . . .	Frodsham, Chester.
PEEBLES, ALEXANDER . . .	Guildhall, E.C.
TURNBULL, THOMAS JOHN . . .	Crown Chambers, Salisbury, Wilts.
WARING, THOMAS . . .	1, Charles Street, Crockherbtown, Cardiff.

Professional Associate—

HARDY, TEMPLE "Glenhurst," Trinity Road, Tulse Hill, S.W.

Associate—

WHITE, THOMAS JENNINGS . . . 8, Whitehall Place, S.W.

Provincial Committees.

JULY 1st, 1891.

(A.) NORTHERN COUNTIES COMMITTEE.

Chairman.

WILLIAM JAMES HESKETT, 24, King Street, Penrith, Cumberland.

ARMSTRONG, THOMAS JOHN . . .	14, Hawthorn Terrace, Newcastle.
AYNSLEY, ROBERT JOHN . . .	Gosforth, Newcastle-on-Tyne, Northumberland.
BAINBRIDGE, ROBERT STAGG . .	Keverstone, near Staindrop, Durham.
BIRKETT, TOM	Foxton House, Penrith, Cumberland.
BOLAM, WILLIAM THOMAS . . .	Cross House, Westgate Road, Newcastle.
BOWMAN, JOHN JAMES	32, English Street, Carlisle.
BRYDON, ROBERT	The Dene, Seaham Harbour, Durham.
CLARK, NATHANIEL	Beamish Park, Chester-le-Street, co. Durham.
CURRY, HENRY JOHN	58, High Street, Stockton-on-Tees.
EADE, ARTHUR WILLOUGHBY } FRENCH }	Feethams, Darlington.
FORSYTH, THOMAS HILLS . . .	39, Northumberland Street, Newcastle-upon-Tyne.
HAYTON, JOSEPH WILLIAM . . .	Devonshire Chambers, Carlisle.
HAYTON, PATTINSON	Devonshire Chambers, Carlisle.
HEDLEY, JOHN HUNT	55, John Street, Sunderland.
HEDLEY, THOMAS FENWICK . . .	Sunderland.
HOGGARTH, ARTHUR	Kendal, Westmoreland.
HOGGARTH, EDWIN	Kendal, Westmoreland.
HOLME, JOHN	Owlet Ash, Milnthorpe, Westmoreland.
HUDSON, JAMES	Penrith, Cumberland.
MINTER, WILLIAM	81, Bondgate, Darlington.
PARMETER, FRANK	South View House, West Parade, Newcastle.
POTTS, JOSEPH, JUN.	57, John Street, Sunderland.
PUNCHARD, FREDERICK }	Underley Estate Office, Kirkby Lonsdale, Westmoreland.
RICHARDSON, GEORGE	5, Lonsdale Street, Carlisle.
RODHAM, JOHN	16, Finkle Street, Stockton-on-Tees.
ROWLANDSON, CHRISTOPHER . .	The College, Durham.
SAMPLE, CHARLES HERBERT . . .	Matfen, near Newcastle.
SAMPLE, THOMAS	Bothal Castle, Morpeth, Northumberland.
SAMPLE, WILLIAM COLLINGS . .	Bothal Castle, Morpeth, Northumberland.
SCARTH, WILLIAM T.	Raby Castle, Darlington.
STANLEY-DODGSON, STANLEY } DICKENSON }	Estate Office, Somerset House, Whitehaven, Cumberland.

TAYLOR, JOHN WILLIAM . . .	33, Westgate Road, Newcastle.
TOMLINSON, THOMAS . . .	Estate Office, Alnwick Castle.
WALL, GEORGE YOUNG . . .	Exchequer Buildings, Durham.
WALLACE, HENRY . . .	Trench Hall, Gateshead-on-Tyne.
WEBSTER, ALEXANDER . . .	100, Highgate, Kendal, Westmoreland.
WELLS, EDWIN . . .	Barnard Castle, Co. Durham.
WHEELER, EDWARD GALTON . .	Swansfield House, Alnwick.
WILSON, SIR JACOB . . .	Chillingham, Alnwick.

Total, 40 Members.

(B.) COUNTIES PALATINE COMMITTEE.

Chairman.

JACOB WILSON FAIR, Haigh Hall, Wigan, and 8, Winckley Street, Preston.

ADDIE, PETER	30, Winckley Square, Preston.
BAILEY, LEONARD	Estate Office, Scorton, Garstang.
BANCROFT, HENRY	Kay's Chambers, 26, Cooper Street, Manchester.
BANKS, THOMAS	60, King Street, Manchester.
BATEY, HENRY SIMPSON . . .	51, King Street, Manchester.
BECKWITH, HENRY LANGTON .	14, North John Street, Liverpool.
BERTWISTLE, JAMES	1, Tackett's Street, Blackburn.
BOWDEN, JOHN	14, Ridgefield, Manchester.
BRADY, CHARLES ALDIS . . .	17, Warren Street, Stockport.
BRADY, WILLIAM HOLLINSHED .	17, Warren Street, Stockport.
BRIDGFORD, ERNEST JAMES .	28, Cross Street, Manchester.
BRIDGFORD, COL. ROBERT, C.B.	28, Cross Street, Manchester.
CAMPBELL, HENRY HUNTER .	Sutton Hall, St. Helen's.
CROSS, JOHN	77, King Street, Manchester.
CROSS, WILLIAM HASLAM . .	77, King Street, Manchester.
DAVIES, JOHN	Mollington, Chester.
DORNING, ELIAS	Manchester.
EAGLE, WILLIAM	77, King Street, Manchester.
EVANS, CHARLES LEE	Norton Hill, Runcorn, Cheshire.
FAIR, JAMES STRETTON . . .	4, Winckley Street, Preston.
FAIR, THOMAS	Estate Offices, Lytham.
FAIRCLOUGH, WILLIAM . . .	60, King Street, Manchester.
FLETCHER, THOMAS	{ Estate Office, Dukenhalgh, Clayton-le-Moors, near Accrington.
FOWLER, HENRY	8, King Street, Manchester.
GRADWELL, ARTHUR RICHARD .	10, Richmond Terrace, Blackburn.
HANSON, AMOS	35, Church Street, St. Helen's.
HARDING, JOSEPH	49, Lune Street, Preston.

HARGRAVES, STEPHEN . . .	{ St. Andrew's Chambers, Albert Square, Manchester.
HOLDEN, JOHN	64, Cross Street, Manchester.
HOLMES, JAMES	23, Delamere Street, Ashton-under-Lyne.
JACKSON, CHARLES	23, Brazennose Street, Manchester.
JONES, ISAAC MATTHEWS . . .	The Town Hall, Chester.
KIRBY, EDMUND	5, Cook Street, Liverpool.
LANCASTER, CHARLES HOLLAND	York Buildings, 14, Dale Street, Liverpool.
LARMUTH, GEORGE HORATIO . .	{ Wilton Chambers, 10, St. Ann's Square, Manchester.
LINAKER, CHARLES EDWARD . .	Frodsham, Chester.
MCCALL, GEORGE	33, Victoria Chambers, Market Place, Blackburn.
MACIVER, COLIN	23, Bold Street, Warrington.
MAXWELL, FRANCIS WILLIAM . .	29, Princess Street, Manchester.
MAXWELL, JAMES	29, Princess Street, Manchester.
MELLER, WILLIAM GALLOWAY . .	22, Cooper Street, Manchester.
MILLS, WILLIAM EDWARD . . .	49, Hamilton Square, Birkenhead.
MURGATROYD, JAMES	23, Strutt Street, Manchester.
NEVETT, THOMAS	41, Fishergate, Preston.
NEVILLE, HENRY WILLIAM . . .	{ Broughton Estate Office, 8, John Dalton Street, Manchester.
NUTTALL, THOMAS	12, Market Street, Bury.
PAIN, COARD SQUAREY	14, North John Street, Liverpool.
PARK, PHILIP SAMUEL	18, Winckley Street, Preston.
PARK, WILLIAM PHILIP	18, Winckley Street, Preston.
PARKER, THE HON. CECIL THOMAS	{ Eccleston, Chester.
PIERSON, CHARLES	10, Marsden Street, Pall Mall, Manchester.
RABY, JOSEPH WALKER	78, Cross Street, Manchester.
RABY, WILLIAM	78, Cross Street, Manchester.
RADFORD, WILLIAM	1, Princess Street, Manchester.
RADFORD, WILLIAM HAROLD . . .	1, Princess Street, Manchester.
REA, JOHN MARCUS BEAUMONT . .	8, Winckley Street, Preston.
ROPER, JOHN SIMPSON	32, Market Square, Lancaster.
SCOVELL, JOHN	Oulton Park, Tarporley, Cheshire.
SHELMERDINE, HENRY	{ Estate Offices, L. & Y. Railway, Hunt's Bank, Manchester.
SMITH, JOHN THOMPSON	Tattondale, Knutsford, Cheshire.
STATTER, THOMAS	Standhall, Whitefield, Manchester.
STOCKS, FREDERICK WILLIAM . .	16, York Street, Clitheroe, and Mere, Knutsford.
THOMAS, GLEGGE	{ Cheshire Lines Committee, Central Station, Liverpool.
VEEVERS, RICHARD	Wonnington, Fulwood Park, Preston.
WAINWRIGHT, THOMAS TAYLOR . .	21, Leigh Street, Liverpool.
WALKER, COLONEL DAVID	11, Dale Street, Liverpool.
WALSH, ALBERT MELLOR	19, King Edward Street, Macclesfield.

WATTS, WILLIAM JOHN . . .	Town Hall Chambers, King Street, Manchester.
WHALLEY, HENRY SHAW . . .	90, Northgate Street, Chester.
WHITE, JOHN	Warrington, Lancashire.
WILSON, THOMAS SILK . . .	Albert Square, Manchester.
WILSON, WILLIAM HENRY . .	29, Fountain Street, Manchester.
WOLFENDEN, THOMAS . . .	54, Hall Street, Southport.

Total, 74 Members.

(C.) YORKSHIRE COMMITTEE.

Chairman.

RICHARD HORSFALL, Post Office Buildings, George Street, Halifax.

ABBEY, JOE BURMAN . . .	28, John William Street, Huddersfield.
ABBOTT, ROBERT THOMAS G. .	Whitley House, Maiton.
ARMISTEAD, RICHARD . . .	118, Main Street, Bingley.
ARMYtage, GEORGE JOHN . .	Kirklees Park, Brighouse.
BOTTERILL, WILLIAM . . .	23, Parliament Street, Hull.
BROSTER, ROBERT BUCK . . .	6 and 8, Temple Street, Keighley.
BUCKLEY, GEORGE	Tower Chambers, Halifax.
CHOWEN, HENRY LLEWELLYN .	Estate Office, Dalton Holme, Hull.
CLARE, EDWARD LOVELL . . .	Yorkshire Bank Chambers, Bradford.
CLARKE, CHRISTOPHER . . .	Charicot, Bedale.
CLARKE, JOHN WILLIAM . . .	Guisbrough.
CLUTTON, WILLIAM JAMES . .	The Mount, York.
COWGILL, BRIAN BOLLANS HIRD	13A, Piece Hall Yard, Bradford.
COWGILL, WILLIAM	Bradford.
COX, EDWARD SAMUEL	3, New Street, York.
CUNDY, HUBERT JOHN	Wetherby and Leeds.
DENT, RALPH JOHN	The Cedars, Harrogate.
DRANSFIELD, HENRY BROOK . .	12, 13, and 14, Estate Buildings, Huddersfield.
EASTON, JOHN H.	Bowl Alley Lane, Hull.
FARRER, JOHN	Oulton, near Leeds.
FENWICK, THOMAS	Leeds.
FILLINGHAM, EDWARD	Spring Bank, Hull.
FLOCKTON, THOMAS JAMES . .	15, St. James' Row, Sheffield.
FORBES, CHARLES MANSFELDT .	14, New Street, York.
FOWLER, FREDERICK	St. James' Street, Sheffield.
FOWLER, REGINALD WILLIAM .	8, George Street, Sheffield.
FRYER, GEORGE	{ 15, Parliament Street, Hull, and Rose Villa, Bishop Wilton, near York.
GOTT, CHALRES	8, Charles Street, Bradford.
GOTT, FRANK	3, East Parade, Leeds.

HEBBLETHWAITE, LOUIS . . .	Conservancy Buildings, Hull.
HEPPER, JOHN	East Parade, Leeds.
HOBSON, HENRY	Swinefleet, near Goole.
HORNSBY, ROBERT	Estate Office, Hovingham.
HORSFALL, RICHARD EDGAR .	Post Office Buildings, George Street, Halifax.
INNOCENT, CHARLES JOHN . .	Sheffield.
JACKSON, BENJAMIN WHITEHEAD	George Street, Halifax.
JACKSON, SAMUEL	33, Kirkgate, Bradford.
JONES, JAMES WILLIAM . . .	54, Caledonian Road, Leeds.
KAYE, JOHN EDWARD	Grove Hall, Wakefield.
MARSHALL, PETER	8, George Street, Sheffield.
MASSIE, FRANK	Tetley House, Kirkgate, Wakefield.
MILNES, ELI	99, Swan Arcade, Bradford.
NEWSAM, SAMUEL WATERHOUSE	3, East Parade, Leeds.
OLDROYD, LINLEY	5, Oxford Place, Leeds.
POPPLE, JOHN	Groves Hall, Sleights, near Whitby.
RICHARDSON, JOHN	Methley Park, Leeds.
RUTHERFORD, JAMES	Kirk-leatham, Redcar.
SAMPSON, GEORGE	Beauchief Abbey, Sheffield.
SMITH, FREDERIC ELLISON . .	15, Cheapside, Bradford.
SMITH, HARRY RUSSELL . . .	Exchange Buildings, Bradford.
SMITH, JOSEPH	15, Cheapside, Bradford.
SMITH, WHEATER	17, Hampton Place, Bradford.
TIFFEN, JOHN HENRY	Conservancy Buildings, Hull.
TIFFEN, JOSEPH	Conservancy Buildings, Hull.
TODD, WILLIAM HENRY . . .	County Buildings, Hull.
WADE, JOHN	10, Pitt Street, Barnsley.
WALKER, FRANCIS ELLIOTT . .	Blake Street, York.
WELLSTED, WILLIAM HENRY .	Manor Street, Hull.
WILDE, WILLIAM	Brockett House, Sharrow, Sheffield.
WOODHEAD, WILLIAM BOOTH .	18, Exchange Buildings, Bradford.

Total, 61 Members.

(D.) SALOP, HEREFORD, RADNOR, AND NORTH WALES COMMITTEE.

Chairman.

THOMAS HOWELLS THURSFIELD, Barrow, Brosely, Salop.

ADDIE, WILLIAM FORRESTER .	{ Powis Castle Estate Office, Welchpool, Montgomeryshire.
APPERLEY, WILLIAM HARVARD .	
ASHDOWN, AUGUSTUS HARDING	Talbot Chambers, Shrewsbury.

BATHER, JOHN T.	9, The Square, Shrewsbury.
BIRCH, WALTER DE HOGHTON	Kerry, Montgomeryshire.
BROWN, JOHN POWLES	21, East Street, Hereford.
BURD, LAURENCE	Mayfield, Shrewsbury
BURD, TIMOTHEUS HENRY	School Gardens, Shrewsbury.
CLOUGH, RICHARD CHARLES } BUTLER. }	Ty Maur, Denbigh.
DE WEND, WILLIAM FENTON	New Market Buildings, Bridgnorth.
DEW, WILLIAM ARTHUR	Wellfield House, Bangor.
DODGSON, WILFRED LONGLEY	{ The Court, Cleobury North, Bridgnorth, and 55, Broad Street, Ludlow.
EVANS, WILLIAM ERNEST	School Gardens, Shrewsbury.
FENN, THOMAS	Downton Castle, Ludlow.
GILLART, DAVID.	Mostyn, Llandudno, Carnarvonshire.
GILLART, RICHARD	Machynlleth, Montgomeryshire.
GRANT, JAMES	Penrallt, Llanidloes, Montgomeryshire.
GRIFFITHS, EDWARD, JUN.	Knockin, near Oswestry.
HAYWOOD, HENRY	9, West Street, Hereford.
HAYWOOD, WILLIAM MATTHEWS	9, West Street, Hereford.
HICKMAN, THOMAS	Leaton, near Shrewsbury.
JONES, WALTER BUTLER CLOUGH	Mynydd, Ednyfed, Crickcieth, Carnarvonshire.
JONES, WILLIAM EDWARD	Anglesey Estate Office, Graig, Llanfair, Anglesey.
LANE, CECIL NEWTON	Whiston Hall, Shifnal, Salop.
LAWFORD, WILLIAM ROBINSON	Underhill, Oswestry.
MORRIS, EDWARD HENRY	Chirbury, Salop.
NEWILL, ROBERT HENRY	Lydbury North, Shropshire.
OWEN, HENRY	Dana Chambers, Shrewsbury.
OWEN, WILLIAM SCOTT	Cefngwifed, near Newtown, Montgomeryshire.
PARKER, JOHN	Mansion House, Hereford.
PICKERING, WILLIAM CLOVES	Ivy House, Whitford, Holywell, Flintshire.
POUNDLEY, JOHN EDWARD	Kerry, Newtown, Montgomeryshire.
POWELL, EVAN	Broomcliffe, Llanidloes, Montgomeryshire.
ROBERTS, THOMAS	Portmadoc.
SELBY-BIGGE, CHARLES P. O.	Bourton Estate Office, Much Wenlock, Shropshire.
SOUTHWELL, CHARLES JOSIAH	Hook Field House, Bridgnorth, Salop.
SWETTENHAM, WILLIAM NORMAN	The Old School House, Shrewsbury.
TOWER, BROWNLOW RICHARD } CHRISTOPHER }	Bridgewater Estate Office, Ellesmere, Salop.
WARD, FELIX JOHN	Crowsmoor, Aston-on-Clun, Salop
WILLIAMS, JOHN	Gwernhefin, Bala, Merionethshire.
WILLIAMS, STEPHEN WILLIAM	Rhayader, Radnorshire.
WILLIAMS, WILLIAM LLOYD	24, High Street, Carnarvon.
WYLEY, HENRY JAMES	Bridgnorth, Salop.
WYLEY, WILLIAM JOHN	2, School Chambers, Shrewsbury.

Total, 45 Members.

(E.) DERBY AND STAFFORD COMMITTEE.

Chairman.

EDWARD ANTROBUS FODEN.	Teddesley Estate Office, Penkridge, Staffs.
ARNOLD, WILLIAM	23, George Street, Tamworth.
BOWER, WILLIAM JOHN	6, St. James' Street, Derby.
BRILLSFORD, HENRY	Park Nook, near Derby.
BYRON, AUGUSTUS WILLIAM	Sutton Estate Offices, Duckmanton, Chesterfield.
DUNCALFE, HENRY GEORGE	102, Darlington Street, Wolverhampton.
EARDLEY, JOHN WILLIAM	Swanwick Colliery, Alfreton, Derbyshire.
FAWKES, ALGERNON	Sudbury, Derby.
FORSHAW, EDWARD	Basford, Stoke-upon-Trent.
FULLER, THOMAS ALFRED	The College, All Saints, Derby.
HARDY, RICHARD THOMAS ASH	Estate Offices, Marchington, Staffs.
HEATON, GEORGE HERBERT	Endon, near Stoke-upon-Trent.
HUBBERTY, HENRY ALFRED	Buxton, Derbyshire.
INGE, CHARLES HENRY	Broom Leasoe, Whittington, Lichfield.
JEUDWINE, WILLIAM WYNNE	Chesterfield.
LYNAM, CHARLES	Stoke-on-Trent.
MARGERESON, CHARLES FREDERIC	New Square, Chesterfield.
MARTIN, GILSON	Chatsworth, Chesterfield.
MURRAY, GILBERT	Elvaston Estate Office, Derby.
MYNORS, WALTER CHARLES TOWERS	Little Ingestre, Stafford.
PARKIN, JOHN ROBERT	Idridgehay, near Derby.
POPPLEWELL, WILLIAM WILLOTT	Imperial Chambers, Derby.
SAMPSON, GEORGE	Beauchief Abbey (near Sheffield), Derbyshire
SANDY, HENRY	Newport Road, Stafford.
SHAW, JOHN	College Place, Derby.
SHAW, JOHN, JUN. . . .	The College, All Saints, Derby.
THORPE, CHRISTOPHER	Chesterfield.
TURNOR, EXSUPERIUS WESTON	The Green, Stafford.
WINTERTON, HARRY JOHN CAMPION	St. Mary's Chambers, Lichfield.
WINTERTON, WILLIAM MOXON	St. Mary's Chambers, Lichfield.
WRIGHT, JAMES	Irongate, Derby.

Total, 31 Members.

(F.) NOTTINGHAM AND LINCOLN COMMITTEE.

Chairman.

WILLIAM WRIGHT, Wollaton, Notts.

ABBOTT, WILLIAM	Holbeach, Lincs.
BAILEY, WILLIAM SMITH	4, Kirkgate, Newark-upon-Trent.

BARNES, JOHN WILLIAM JAMES .	Brougham Chambers, Wheeler Gate, Nottingham.
BEAUMONT, CHARLES. . . .	East Bridgford, near Nottingham.
BEAUMONT, GEORGE. . . .	East Bridgford, near Nottingham.
BELL, JOSEPH ASKEW	Rufford Estate Office, Ollerton, Notts.
BIRKETT, WILLIAM	Don Villa, Cleethorpe Road, Grimsby.
BOWLEY, JOHN CROSS	Beeston, Nottingham.
CAVE, HENRY H.	Manor House, Brigg, Lincs.
CROFTS, EWAN NEVILLE . . .	Leadenham, Grantham, Lincs.
EVANS, ROBERT	Eldon Chambers, Wheeler Gate, Nottingham.
GAMBLE, SIDNEY GOMPERTZ .	Guildhall, Grantham.
GILPIN-BROWN, WILLIAM DUNDAS	Metheringham, Lincs.
GREEN, VALENTINE	11, Elmer Street, Grantham.
HAWLEY, HENRY MICHAEL . .	Tumby Lawn, Boston.
HIGGINS, FREDERIC	Alford, Lincs.
HINE, GEORGE THOMAS. . . .	Victoria Street, Nottingham.
HUSKINSON, THOMAS WILLIAM .	Epperston Manor, Nottingham.
HUSKINSON, WILLIAM LAMBE .	Manor House, Epperstone, Notts.
JACKSON, FREDERICK	Nottingham.
KINGSTON, SAMUEL	Spalding, Lincs.
LEGARD, DIGBY CHARLES . . .	Tealby, Market Rasen, Lincs.
LISTER-KAYE, CHARLES WILKIN- SON	} Osberton, Worksop, Notts.
MANNERS, HENRY ALFRED . . .	
MARTIN, JAMES	Buckminster Park, near Grantham.
MARTIN, WALTER	Wainfleet, Lincs.
MASON, CHARLES.	Wainfleet, Lincs.
MASON, CHARLES.	Westgate, Louth, Lincs.
MORRIS, CHARLES	27, Bridlesmith Gate, Nottingham.
NEALE, CHARLES JAMES	High Oakham, Mansfield, Notts.
PARKIN, WILLIAM	Babworth, Retford, Notts.
RICHARDSON, CHARLES	15, Barn Hill, Stamford, Lincolnshire.
RICHARDSON, JAMES	15, Barn Hill, Stamford.
TINDALL, CHARLES WILLIAM .	Scawby, Brigg, Lincs.
TURNER, FREDERICK JOHN . .	Mansfield Woodhouse, Notts.
TURNER, JOHN	The Grange, Ulceby, Lincs.
TURNER, THOMAS WARNER . .	Welbeck Abbey, Worksop, Notts.
TURTON, EDWARD JAMES . . .	Horkstow, Barton-on-Humber, Lincolnshire.
VALLANCE, ROBERT FRANK . .	Mansfield, Notts.
WALKER, HERBERT	Newcastle Chambers, Angel Row, Nottingham.
WALKER, JOSHUA.	Market Place, Retford, Notts.
WIGRAM, JOHN	South Collingham, Newark, Notts.
WOOLLEY, REGINALD	{ Silver Street, Lincoln, and South Collingham, Notts.
WOOLLEY, THOMAS CECIL SMITH	
WORDSWORTH, ROBERT WALTER	Whitemoor, Ollerton, Nottinghamshire.

Total, 45 Members.

(G.) MONMOUTHSHIRE AND SOUTH WALES COMMITTEE.

Chairman.

JOHN MORGAN DAVIES, Froodvale, Llandilo, Carmarthenshire.

BLOSSE, EDWARD F. LYNCH . .	Charles Street Chambers, Cardiff.
BROWN, THOMAS FORSTER . .	Guildhall Chambers, Cardiff.
COLES, SAMUEL HOOD COWPER . .	Penmyarth, Crickhowell, South Wales.
CORBETT, EDWARD WORILEY } MONTAGUE }	Bute Estate Office, Castle Street, Cardiff.
DAVID, EDMUND USHER . . .	Llandaff, near Cardiff.
FORREST, ROBERT	Windsor Estate Office, St. Fagan's, near Cardiff.
GRAHAM, WILLIAM	Victoria Chambers, Newport.
HITCHCOX, WILLIAM	Victoria Chambers, Newport.
LLEWELLIN, DAVID MORGAN . .	Glanwern Offices, Pontypool.
OWEN, THOMAS HENRY . . .	High Street, Haverfordwest, Pembrokeshire.
OWEN, THOMAS RULE	High Street, Haverfordwest, Pembrokeshire.
PRICE, FRANCIS HOLBORROW } GLYNN }	Longlands Place, Swansea.
REES, ITHEL TREHARNE . . .	Guildhall Chambers, Cardiff.
REES, WILLIAM GEORGE . . .	Holly House, Newport.
RIGG, CHARLES	24, High Street, Cardiff.
ROSSER, WILLIAM	Rhydyrhelig, Swansea.
SHEPPARD, OSBORNE	Glynelydach, Neath.
TANNER, WILLIAM	Lynhurst, Newport.
WANKLYN, PHILLIP ENDELL . .	Dixton, near Monmouth.
WARING, CHARLES EDWARD . .	1, Charles Street, Crockerhbtown, Cardiff.
WILLIAMS, WILLIAM HERBERT .	Llandaff, Cardiff.

Total, 22 Members.

(H.) WARWICK, WORCESTER, AND GLOUCESTER COMMITTEE.

Chairman.

WILLIAM THOMAS EXHAM FOSBERY, Warwick.

ANDERSON, ROBERT, JUN. . . .	The Barton, Cirencester.
BETTRIDGE, EDWARD	28, Waterloo Street, Birmingham.
BUCK, ALBERT	Worcester.
BUCK, HERBERT WILSON . . .	Pierpoint Street, Worcester.

CLARKE, ALFRED DUDLEY . .	Estate Office, Abberley, Stourport.
CLARKE, RICHARD	Parish Offices, Birmingham.
COUCHMAN, HENRY BUTLER .	Henley-in-Arden, Birmingham.
COUCHMAN, ROBERT EDWARD .	35, Paradise Street, Birmingham.
COX, GEORGE JAMES	1, Promenade, Cheltenham.
DONNE, HENRY	Leek Wootten, Warwick.
FAYERMAN, GEORGE METCALF .	88, The Parade, Leamington.
FIDDIAN, WILLIAM	Town Hall Offices, Stourbridge.
FOWLER, GERARD EDMUND . .	93, New Street, Birmingham.
FOWLER, HENRY	6, Waterloo Street, Birmingham.
FOWLER, RICHARD	118, Colmore Row, Birmingham.
GIBSON, DENSTON	93, New Street, Birmingham.
GODFREY, ROBERT	Valentine Road, King's Heath, Birmingham.
GREEN, JOHN	Impney Lodge, Droitwich, Worcestershire.
GRIMLEY, EDWIN FEARNE . .	40, Temple Street, Birmingham.
GRIMLEY, THOMAS	40, Temple Street, Birmingham.
HARLE, JOHN JOSEPH	Tortworth Estate Office, Falfield, Gloucester.
HEDLEY, ROBERT WILKIN . .	31A, Colmore Row, Birmingham.
HENDRIKS, HENRY	25, Cannon Street, Birmingham.
HOLBECH, ROBERT NEVILLE .	21, Bennett's Hill, Birmingham.
KING, HENRY	Stourbridge.
KNOWLES, HENRY	Wotton, Gloucester.
KNOWLES, WILLIAM	Albion Chambers, King Street, Gloucester.
LUDLOW, WALTER ROBERT . .	18, New Street, Birmingham.
MARGETTS, JOHN WILLIAM . .	12, High Street, Warwick.
MASON, WILLIAM ARTHUR . .	31A, Colmore Row, Birmingham.
MATHEWS, GEORGE SPENCER .	15, Waterloo Street, Birmingham.
MATHEWS, WILLIAM	15, Waterloo Street, Birmingham.
PARKER, WILLIAM HENRY . .	3, Foregate Street, Worcester.
PEMBERTON, CHARLES OLIVER } PAGET	18, Temple Row, Birmingham.
RAIKES, COL. GEORGE WHITT- INGTON	Ragley Estate Office, Alcester, Redditch.
RIGHTON, EDWARD GRANTHAM .	High Street, Evesham, Worcestershire.
ROBINS, WILLIAM HENRY . .	82A, New Street, Birmingham.
RODERICK, JOHN	2, Temple Row, West Birmingham.
SADLER, GEORGE WILLIAM . .	467, High Street, Cheltenham.
SANDERS, THOMAS	148, Worcester Street, Brooms Grove.
SMITH, FRANK	37, Cannon Street, Birmingham.
SMITH, FRANK WILLIAM . .	Beauchamp Hill, Milverton, Leamington.
SMITH, WILLIAM	Abbott's Salford, Evesham.
SMITH-RYLAND, CHARLES ALSTON }	Barford Hill, Warwick, and 15, Waterloo Street, Birmingham.
TOMSON, JAMES JOHN . . . }	Windsor Estate Office, Barnt Green, near Redditch.

VILLAR, JAMES	1A, Cambray, Cheltenham.
WHATLEY, FREDERICK ERNEST.	Cirencester.
WILLIAMS, EDWARD	City Chambers, 82, New Street, Birmingham.
WILLMOT, FRANCIS	6, Waterloo Street, Birmingham.
WILLMOT, GEORGE DYOTT	6, Waterloo Street, Birmingham.
WILLMOT, JOHN	6, Waterloo Street, Birmingham.

Total, 52 Members.

(I.) LEICESTERSHIRE, NORTHAMPTONSHIRE, AND RUTLAND COMMITTEE.

Chairman.

HENRY HUMPHREYS, Woodhouse, Loughborough.

BOLAM, CHARLES GODFREY	{ Estate Office, Boughton House, Kettering, Northamptonshire.
CAVE, THOMAS NEWMAN	Horton, Northampton.
CLARE, WILLIAM HARCOURT } LOVELL	33, Friar Lane, Leicester.
CLOUGH-TAYLOR, HORACE GEORGE	Friar Lane, Leicester.
CUTLAN, JOHN ELLIS	Market Square, Wellingborough.
DICKSON, THOMAS ARTHUR	Estate Office, Overstone Park, Northampton.
DRAPER, ARTHUR THOMAS	39, Friar Lane, Leicester.
EVERARD, JOHN BREEDON	6, Millstone Lane, Leicester.
FISHER, CHARLES BROWNING	Hill Crest, Market Harborough.
FISHER, EDWARD KNAPP	Market Harborough, Leicestershire.
FORMBY, GEOFFREY OSWALD	Exton, Oakham, Rutland.
GERMAN, GEORGE	Ashby-de-la-Zouch.
GERMAN, HARRY	Loughborough and Ashby-de-la-Zouch.
GERMAN, JOHN	Ashby-de-la-Zouch.
GODDARD, JOSEPH	Market Street, Leicester.
GOODACRE, ROBERT JOHNSON	Friar Lane, Leicester.
HINCKS, HENRY THORP	Leicester.
HODSON, GEORGE	Town Hall, Loughborough.
HUMPHREYS, JOHN HENRY	Woodhouse, Loughborough.
JOYCE, JOHN HALL	{ Blackfordby, Leicestershire, near Burton-on- Trent.
LAW, EDMUND	29, Abingdon Street, Northampton.
LYSTER, THOMAS RICE SOMER- VILLE	{ Bedford Office, Thorney, Peterborough.
MARSON, THOMAS	Higham, Hinckley, and Leicester.
MARTIN, ROBERT FREWIN	Mountsorrel, Loughborough.
MERRY, THOMAS	2, Guildhall Road, Northampton.

MILES, WILLIAM FREDERICK	37, Friar Lane, Leicester.
NORMAN, CECIL MANNERS	Huncote House, Leicester.
PARNELL, ROBERT	Oundle, Northamptonshire.
ROLLESTON, JOHN FOWKE } LANCELOT	Grey Friars, Leicester.
ROLLESTON, WILLIAM GUSTAVUS } STANHOPE	Grey Friars, Leicester.
ROYCE, DAVID NEEDHAM	Oakham, Rutland.
ROYCE, JOHN	Oakham, Rutland.
SEBASTIAN-SMITH, CHARLES	Leicester.
SCRIVEN, RICHARD GEORGE	Castle Ashby, Northampton.
THORPE, JOHN	Nailstone, near Hinckley.
THORPE, WILLIAM	Nailstone, Hinckley.
WADE, GEORGE TEMPEST	Halford Street, Leicester.
WOOLLEY, WILLIAM EDWARD	Loughborough.

Total, 39 Members.

(J.) CAMBRIDGE, HUNTINGDON, NORFOLK, AND SUFFOLK COMMITTEE.

Chairman.

CHARLES BIDWELL, Ely, Cambs.

ATKINS, SYDNEY GEORGE	The Hall, Coston, Wymondham, Norfolk.
BACON, FRANK MACE	Attleborough, Norfolk.
BACON, HORACE	Attleborough, Norfolk.
BARKER, CALEB	Estate Office, Shadwell, Thetford.
BEARD, EDWIN THOMAS	The Colonial College, Hollesley Bay, Suffolk.
BECK, EDWARD WILLIAM	City Chambers, Norwich.
BIRD, JOHN	Brampton, Huntingdon.
BOA, ANDREW	Great Thurlow, near Newmarket.
CHALK, HENRY PHILIP	Linton, Cambridgeshire.
COOTE, GEORGE	Smeetham Hall, Sudbury.
DAVEY, JOHN GEORGE ELLIS	Holkham, Norfolk.
DAVIS, CHARLES EDWARD	Kirtling, near Newmarket.
EDWARDES, CHARLES BIDWELL	The Precincts, Peterborough.
FALCON, MICHAEL, JUN.	Horstead House, Norfolk.
FARMAR, CHARLES LEWIS ATTER- BURY	Wolterton Park, Aylsham.
FERGUSSON, JAMES	Livermore, Bury St. Edmund's.
FREUER, WILLIAM	West Rudham, Swaffham.
GAYFORD, HENRY JOHN	Estate Office, East Raynham, Norfolk.
GAZE, THOMAS WILLIAM	Frenze Hall, Diss, Norfolk.

GRAIN, ARTHUR TRESS	2, St. Andrew's Hill, Cambridge.
HAWKINS, CHARLES	Downham Market, King's Lynn.
HORNOR, CHARLES JARED	32, Prince of Wales Road, Norwich.
HORNOR, FRANCIS	Queen Street, Norwich.
JONAS, HARRY MARSHALL	Brooklands Avenue, Cambridge.
JONAS, JOHN CARTER	27, Market Hill, Cambridge.
LAURANCE, JOHN	Sexton Barns, Peterborough.
LITTLE, WILLIAM CUTLACK	Stag's Holt, March, Cambs.
LOOKER, JOHN	High Street, Huntingdon.
MILLS, SAMUEL MEALING	Orford Hill, Norwich.
PELLS, ARTHUR	Beccles and Lowestoft.
PEPPERCORN, JOHN HUTCHINSON	Manor House, Eaton Socon, St. Neot's.
ROSE, THOMAS	13, Bank Street, Norwich.
ROWE, RICHARD REYNOLDS	Park House, Cambridge.
SALTER, WILLIAM HERBERT	The Hall, Attleborough, Norfolk.
SCOTT, HENRY LACY	Bury St. Edmund's.
SCRIVEN, CHARLES HERBERT	Covey House, Thorpe St. Andrew, Norwich.
SIMPSON, ROBERT THOMAS	Horsecroft, Bury St. Edmund's.
SPELMAN, CLEMENT CHARLES RIX	St. Giles' Street, Norwich.
SPURLING, HENRY	81, Prince's Street, Ipswich.
TURNER, WILLIAM	1, Butter Market, Ipswich.
UPCHER, EDWARD BERNERS	Kirby Cane, Norfolk.
WATERS, FRANK	1, Sidney Street, Cambridge.
WOODFORDE, LIONEL BURNET	Merton, Thetford, Norfolk.
WRIGHT, THOMAS	Post Office Terrace, Cambridge.
WRIGHT, WILLIAM EDWARD	King's Lynn.

Total, 46 Members.

(K.) BERKS, BUCKS, OXON., AND NORTH WILTS COMMITTEE.

Chairman.

ROBERT CASTLE, 11, King Edward Street, Oxford.

ADKIN, CHARLES DUNCAN	Wantage, Berks.
BEEVER, WILLIAM FREDERICK HOLT	} Greenlands Estate Office, Henley-on-Thames.
BENNETT, GEORGE	
BINGHAM, ALFRED JOHN	Nalder Hill House, Newbury.
BISHOP, CHARLES	Farrington Street, Swindon, Wilts.
BRUCE, ROBERT KNIGHT	Mentmore Estate Office, Leighton Buzzard.
BUCKLAND, FRANK BOWRY	Windsor.
CASTLE, ARTHUR	11, King Edward Street, Oxford.
CASTLE, GEORGE RICHARD	Bicester, Oxford.

CONNOP, NEWELL	Bradfield, Reading.
COOPER, ARTHUR LESLIE	86, High Street, Maidenhead.
DEANE, EDWARD	148, Friar Street, Reading.
EGERTON, HUBERT DECIMUS	8, New Road, Oxford.
EGGINTON, JOHN	150, Friar Street, Reading.
FERRIS, GEORGE	Milton Manor, Pewsey, Wilts.
FIELD, FRANCIS HAYWARD	11, King Edward Street, Oxford.
FOLEY, JOHN HOWARD	Manvers Street, Trowbridge.
FRANKLIN, THOMAS	Ascot, near Wallingford.
FRANKLIN, WILLIAM TAYLOR	Ascot, near Wallingford.
GALE, JOSEPH JOHN	Market Place, Wallingford.
GALPIN, CHARLES ALEXANDER	36, Pembroke Street, Oxford.
GOTTO, FREDERICK EDWARD	Stoney Stratford, Bucks.
HARRISON, JAMES THOMAS	Town Hall Offices, Buckingham.
HASLAM, DRYLAND	17, Friar Street, Reading.
HOLIDAY, FREDERICK DEAN	Bicester, Oxford.
HOLLOWAY, THOMAS	Chippenham, Wilts.
JEANS, MARK	Marlborough, Wilts.
JONES, FRANCIS WILLIAM	As ot. near Wallingford.
LAWRENCE, ARTHUR	Great Marlow, Bucks.
LITTLE, WILLIAM DAVIS	Middleton Stoney, Bicester.
MARSHALL, LIONEL HASLER	Chippenham, Wilts.
MUNDY, HEREERT	Manvers Street, Trowbridge, Wilts.
NAPIER, HENRY BURROUGHS	Chippenham, Wilts.
NEATE, ARTHUR WEBB	Albion House, Newbury, and Hungerford.
NORTH, GEORGE FREDERIC	Wroxton Estate Office, near Banbury.
NOTTAGE, WILLIAM GRIGGS	High Street, Slough.
PARRY, ALBERT WOODWARD	22, The Forbury, Reading.
PETO, JAMES WINDER	6, Market Place, Reading.
PRITCHETT, ELLIS HERBERT	Farringdon Street, Swindon, Wilts.
RICH, ROBERT	Didcot, Berks.
RUSSEL, ROBERT JOHN	Banbury, Oxon.
SAMUEL, WILLIAM JOHN	Newport Pagnell, Bucks.
SCROGGS, WILLIAM	Rectory House, Kidlington, Oxford.
SHACKEL, GEORGE	12, The Forbury, Reading.
SIMMONS, CHARLES	Henley-on-Thames.
SMITH, HENRY HERBERT	Chippenham, Wilts.
VERNON, ARTHUR	Borshams, High Wycombe, Bucks.
VERNON, WALTER LIBERTY	Borshams, High Wycombe, Bucks.
WATKINS, ROBERT ARUNDEL	Castle Combe, Chippenham.
WATSON, JOHN	Shirburn Castle, Tetsworth.
WIGLEY, GEORGE DAVIS EDWARD	Winslow, Bucks.
WING, WILLIAM	Caversham, Reading.

Total, 52 Members.

(L.) BEDFORD, ESSEX, HERTFORD, AND MIDDLESEX
COMMITTEE.*Chairman.*

GEORGE BRIDGE HILLIARD, Chelmsford.

ADAMS, CHARLES FREDERICK	. Barkway, Herts.
AUSTIN, RUSSELL GARDINER	. Hertford.
AYRES, CHARLES PRYOR	. . 52, High Street, Watford.
BALLS, JAMES MAYHEW.	. . Castle Hedingham, Essex.
BLEWITT, EDWARD ROBERT.	. Rainham, Essex.
BROWN, FRANK JOHN	. . . Tring, Herts.
BURNETT, GEORGE JOHN MUL- CASTER	} Bylands, Redbourn, Herts.
CHANCELLOR, FREDERICK	
COVERDALE, FREDERICK JOHN	. Ingatestone Hall, Essex.
CRAWTER, JOHN	 Cheshunt, Herts.
CUMBERLAND, EDWARD ANTHONY	Luton and Leighton Buzzard.
DUVALL, JOHN WILLIAM	. . Hertford.
EVE, HERBERT TRUSTAM	. . 2, St. Paul's Square, Bedford.
EVE, JOHN RICHARD.	. . . St. Paul's Square, Bedford.
EVES, GEORGE	 Uxbridge, Middlesex.
FENN, JOHN	 { The Hall, Ardleigh, and 146, High Street, Colchester.
FENNING, HERBERT SAMUEL	. St. Paul's Square, Bedford.
FOULKES, SEPTIMUS GIFFARD	. Tring, Herts.
HARDING, SIDNEY LONGHURST	. St. Alban's, Herts.
HERON, WILLIAM CHARLES	. Uxbridge, Middlesex.
HILLIARD, GEORGE EDWARD	. Chelmsford.
HOUGHTON, WILLIAM HOGHTON.	Highlands, Gt. Barford, St. Neot's.
HUNT, THOMAS	 Baldock Street, Ware, Herts.
JUDD, FRANCIS SAVILE HENRY	. Rickling, Bishop's Stortford.
NOCKOLDS, MARTIN	 Saffron Walden, Essex.
NORMAN, JAMES MAURICE	. . Uxbridge, Middlesex.
NORTON, THOMAS HERBERT	. Park Farm, Woburn, Beds.
PARKER, CHARLES ALFRED	. . Maldon, Essex.
ROBINSON, NATHANIEL WISHART	Marlowes, Hemel Hempstead, Herts.
SHILCOCK, JAMES	 Hitchin, Herts.
STAFFORD, ROBERT BARRY	. . 83, High Street, Bedford.
SWORDER, HUGH.	 High Street, Epping.
TAYLOR, EDWARD FERGUSON	. New Barnet.
THOMSON, WILLIAM CUNNINGHAM	Estate Office, Luton Hoo, Luton.
THURNALL, JOHN EDWARD	. . Royston, Herts.
TRETHEWY, HENRY	 Silsoe, Ampthill, Beds.

VAIZEY, JOHN GEORGE . . .	Bocking, Braintree, Essex.
WADDINGTON, JOHN ALLEN . .	Bayfordbury, Hertford.
WEALL, JOHN.	38, High Street, Watford, Herts.
WOODMAN, THOMAS FOSTER . .	32, St. Peter Street, St. Albans.
WOODS, THOMAS	4 & 5, Church Parade, Hounslow, Middlesex.

Total, 42 Members.

(M.) DEVON AND CORNWALL COMMITTEE.

Chairman.

JOHN GROVES COOPER, Bideford.

BENSON, ROBERT ALAN . . .	Duchy of Cornwall Office, Liskeard.
BODY, JOHN BOND	Old Town Chambers, Plymouth.
BOURNE, ROBERT ELLIOTT . .	Elwell, Totnes.
BROWN, GEORGE	Roborough House, Barnstable.
COMMINS, FREDERICK CHARLES .	7, Bedford Circus, Exeter.
DAINTREE, JOHN OSBORN . .	"Lola," Teignmouth.
DREW, HENRY	15, Queen Street, Exeter.
DREW, HENRY ALBAN	15, Queen Street, Exeter.
DREW, JOHN	15, Queen Street, Exeter.
DREW, JOHN GOULD	15, Queen Street, Exeter.
DYMOND, FRANCIS WILLIAMS .	Exeter.
ELLIOTT, CHARLES	The Fawns, Ermington, Ivy Bridge.
FOSTER, JOSEPH BURGESS . .	4, Cambridge Street, Plymouth.
FROST, FREDERIC CORNISH . .	Teignmouth.
HOLCOMBE, JAMES JOHN . . .	The Fawns, Ermington, Ivy Bridge.
LETHBRIDGE, WALTER	1, Leigham Villas, Plymouth.
LIPSCOMB, ROBERT HARTLEY .	East Budleigh, Budleigh Salterton.
LOCK, WILLIAM HENRY	Instow.
LOVEYS, ARTHUR CLAMPITT . .	Moretonhampstead.
MICHELMORE, ALFRED	Berry Pomeroy Estate Office, Totnes.
OSMOND, EDWARD	Oakford, Upton Pyne, Devon.
RENDELL, ARTHUR STEPHEN . .	Market Terrace, Newton Abbot.
RUNDLE, EDWARD COLLINS . .	Bedford Estate Office, Tavistock.
SMYTH-RICHARDS, GEORGE COBLEY	Wistlandpound, and 6, Castle Street, Barnstaple.
SYMONS, PHILIP	Fore Street, Totnes.
STOOKE, JAMES	Courtenay Street, Newton Abbot.
TANNER, JOHN MELHUISE . . .	Wembworthy.
THORNE, ARNOLD	Cross Street, Barnstaple.
TROUNSON, JOHN WILLIAM . .	27, Clarence Street, Penzance.
WARD, DANIEL	Hewton, Beerferris.

WARD, FRANK	Burnville, Bridestowe.
WARE, CHARLES EDWIN	Gandy Street Chambers, Exeter.
WATT, ALEXANDER	Princetown.
WINDER, GEORGE ALEXANDER . .	Escot Estate Office, Fairmile, Ottery St. Mary.

Total, 35 Members.

(N.) SOMERSET, DORSET, AND BRISTOL COMMITTEE.

Chairman,

EDWIN HIPPISELY, 12, Chamberlain Street, Wells.

ALLEN, GEORGE	Estate Offices, Stalbridge, Dorset.
ANDREW, THOMAS HAWKES . . .	Williton, Somerset.
BAILEY, STEPHEN	Nynhead, Wellington, Somerset.
BENNETT, THOMAS OATLEY . . .	Bruton, Somerset.
CLIFTON, JAMES EDWARD . . .	Swanage, Dorset.
CRICKMAY, GEORGE RACKSTROW .	St. Thomas' Street, Weymouth.
CRICKMAY, JOHN EDWARD . . .	St. Thomas' Street, Weymouth.
CRUSE, EDMUND	Charleville, Clevedon, Somerset.
DANIEL, HARRY AUGUSTUS HOOD .	Keynsham Manor, Somerset.
DAY, GEORGE CARLETON	Estate Office, Woodbridge, Shaftesbury, Dorset.
DUKE, EDWARD	Dorchester.
DUKE, HENRY, JUN.	Dorchester.
FARWELL, FREDERICK GEORGE . .	11, Laura Place, Bath.
HEARD, HERBERT	Shepton Mallet, Somerset.
HEBDITCH, WILLIAM BENJAMIN .	Stratton, South Petherton, Ilminster, Somerset.
HIPPISELY, EDWIN MAGGS . . .	12, Chamberlain Street, Wells.
HIPPISELY, WILLIAM JOHN . . .	12, Chamberlain Street, Wells.
HUSSEY, FRANK TOOZE	The Grove, Cheddon Fitzpaine, Taunton.
KNOLLYS, JAMES EDWARD . . .	Fitzhead Court, Taunton.
MUNRO, PHILIP	{ 2, St. Stephen's Chambers, New Baldwin Street, Bristol.
MYLNE, WILLIAM JOHN HOME . .	Sabrina, Clevedon Road, Weston-super-Mare.
PARSONS, FRANK DONISTHORPE .	Misterton, Crewkerne.
PARSONS, HENRY	Misterton, Crewkerne.
PARSONS, HENRY JOHN DONNE . .	Misterton, Crewkerne.
PARSONS, ROBERT MAURICE } PETERS	Misterton, Crewkerne.
PATERSON, CHARLES	Canford, Wimborne, Dorset.
RICHARDS, GEORGE EDWARD . .	St. John's Hill, Wimborne.
SANCTUARY, CAMPBELL FORTESCUE } STAPLETON	Mangerton, Melplash, Dorset.
SENIOR, HARRY SAMUEL	Sturminster Newton, Dorset.

SILCOCK, THOMAS BALL . . .	14, Abbey Churchyard, Bath.
SPACKMAN, CHARLES CHANTREY .	6, Terrace Walk, Bath.
SPACKMAN, HENRY	6, Terrace Walk, Bath.
STURGE, ROBERT FOWLER . . .	34, Corn Street, Bristol.
STURGE, WILLIAM	34, Corn Street, Bristol.
THOMAS, JOSIAH	Athenæum Chambers, Nicholas Street, Bristol.
WAINWRIGHT, CHARLES RAWLIN- SON	} Shepton Mallet.
WAINWRIGHT, CHARLES RAWLIN- SON, JUN.	
WELLS, WILLIAM HOWLEY . . .	Estate Office, Evershot.

Total, 39 Members.

(O.) HAMPSHIRE AND SOUTH WILTS COMMITTEE.

Chairman.

FRANCIS ARNOLD, Hambledon, Hants.

AUSTIN, RICHARD	Bishop's Waltham, Hants.
BAIRD, JONATHAN PEEL	Estate Office, Somerley, Ringwood, Hants.
BATH, FRED.	Crown Chambers, Salisbury.
BIRD, JAMES BINFIELD	West Cowes, Isle of Wight.
BIRD, JAMES BINFIELD, JUN. .	West Cowes, Isle of Wight.
BLAKE, FREDERICK	130, Queen Street, Portsea, Hants.
BLIZARD, JOHN HENRY	Lansdowne House, Castle Lane, Southampton.
BURNETT, ALFRED ANDREW . . .	2, High Street, Southampton.
CANNING, WILLIAM BROWNE . .	Salisbury.
COMBES, CYRUS	Tisbury, Wilts.
COMELY, JOHN GILL	Winchester, Hants.
EAMES, EDWARD	Stoke Manor, near Alresford.
ELLEN, FREDERICK CHARLES . .	Andover.
EVANS, HENRY	{ Newlands Estate Office, Milford-on-Sea, near Lymington.
GATER, CALEB WILLIAM	Salisbury.
GUDGEON, GEORGE EDWARD . .	Estate Agency Offices, Winchester.
HALL, ERNEST	166, Queen Street, Portsea, Hants.
HANKINSON, THOMAS JAMES . .	Richmond Chambers, Bournemouth.
HANNEN, REGINALD ST. JOHN .	The Cottage, Fordingbridge, Salisbury.
HARRIS, JAMES	Winchester.
HERBERT, ALLAN	The Market Place, Andover.
HILL, WILLIAM BURROUGH . . .	2, Albion Place, Southampton.
JONES, HENRY PARR	Portway House, Warminster.
JURD, WILLIAM	10, Oxford Street, Southampton.

KENT, GEORGE EDWARD . . .	Normanhurst, Cavendish Road, Southsea.
KING, THOMAS	Pembroke House, Portsmouth.
KING, SIR WILLIAM DAVID . . .	Lywood, Waverley Road, Southsea.
LANE, ERNEST LACAN	Richmond Chambers, Bournemouth.
LEMON, JAMES	Southampton.
LIGHTFOOT, HENRY LE BLANC . .	Lower Lawn, Tisbury, Salisbury.
LYWOOD, EDWIN	Norman Court, Clatford, Andover.
MARVIN, ALBERT EDWARD . . .	Mare Hill, Carisbrooke.
NEWMAN, FRANCIS	Ryde, Isle of Wight.
NEWTON, THOMAS EDWIN . . .	45, Jewry Street, Winchester.
OAKLEY, EDWARD BENJAMIN . .	Heather Dean, Bournemouth.
PERKINS, WALTER FRANK . . .	Portswood House, Southampton.
PICKSTOCK, JOHN	Castle Hill, Winchester.
RAWLENCE, ERNEST ALFRED . .	Newlands, Salisbury.
RAWLENCE, JAMES	Salisbury.
RAWLENCE, JAMES EDWARD . . .	The Canal, Salisbury.
RAYNBIRD, HUGH EDWARD . . .	Basingstoke, Hants.
REBBECK, EDWARD WISE	Gervis Place, Bournemouth.
RIGDEN, FRANCIS	Salisbury.
RIGDEN, HENRY WILLIAM . . .	Salisbury.
RIGDEN, JOHN LAMBE	Belle Vue, Salisbury.
ROBEY, ROBERT	Oaklands, East Tytherley, near Romsey.
ROBINSON, EDMUND ARTHUR . .	Lee-on-the-Solent, Gosport, Hants.
ROKER, MITCHEL JOHN	Bank Chambers, Bournemouth.
RUTHERFORD, JAMES AUGUSTINE	Highclere Park, near Newbury.
SIMMONS, CHARLES FRANKLIN . .	Basingstoke, Hants.
SMITH, CHARLES BOVILL	Wykeham House, Fareham, Hants.
SMITH, GEORGE ALFRED	78, Parchment Street, Winchester.
SQUAREY, ELIAS PITTS	The Moot, Downton, Salisbury.
SQUAREY, NEWELL WILLIAM PITTS	The Moot, Downton, Salisbury.
STIRTON, THOMAS	West Stratton, Micheldever.
STUDDY, THOMAS EDWARD . . .	Broxton, Chilbolton.
WALLINGTON, JOHN ARTHUR BEACH	Basingstoke, Hants.
WALMISLEY, JOSEPH WILLIAM . .	7, King's Terrace, Southsea.
WARNER, HENRY	Faringdon, Alton, Hants.
WATERS, EDWARD	The Canal, Salisbury.
WAY, HENRY JAMES	{ 109, Lower St. James' Street, Newport, Isle of Wight.
WESTBURY, GEORGE HENRY . . .	The Knoll, Andover.
WESTBURY, GILES	Andover.
WETHERALL, HARRY LANCASTER	Hartley Wintley, Winchfield.
WOOLLEY, JOHN TURTON	Salisbury.

Total, 66 Members.

(P.) KENT AND EAST SUSSEX COMMITTEE.

Chairman.

GEORGE LANGRIDGE, The Great Hall, Tunbridge Wells.

BALLARD, EDMUND	Elwick House, Ashford.
BANNISTER, THOMAS	Limehurst, Hayward's Heath, Sussex
BARTON, HARRY HOWELL	17, Guildhall Street, Folkestone.
BRACKETT, ARTHUR WILLIAM	27, High Street, Tunbridge Wells.
BRACKETT, WILLIAM	27, High Street, Tunbridge Wells.
BURROWS, ALFRED JOHN	41, Bank Street, Ashford.
BURTENSHAW, ALBERT	Hailsham, Sussex.
CARD, HENRY CURTIS	North Street, Lewes, Sussex.
COBB, HERBERT MANSFIELD	Higham.
COBB, ROBERT LAKE	Higham.
COBHAM, CHARLES	The Shrubbery, Gravesend.
COEHAM, GEORGE RADCLIFFE	1 and 3, Edwin Street, Gravesend.
COLGATE, THOMAS	Sheffield Park, Uckfield, Sussex.
COOKE, HENRY	Thong, near Gravesend.
CRONK, EDWYN EVANS	Sevenoaks.
CRONK, FRANK	Sevenoaks.
CRONK, WILLIAM HENRY	Sevenoaks.
DANN, HENRY	Dartford.
DAY, WILLIAM, JUN. . . .	23, High Street, Maidstone.
DRAY, ALFRED	Town Hall Chambers, Hastings, Sussex.
ELGAR, J. EDWARD	Crockshard, Wingham.
FINN, GEORGE WILLIAM	Westwood Court, Faversham.
FRY, GEORGE FREDERICK	46, London Road, Dover.
HARVEY, JOHN JAMES SAYER	80, Castle Street, Canterbury.
HAYWARD, HENRY	Dover.
HOBBS, JOHN	Guinea Hall, Sellinge, near Hythe.
HONEYBALL, FRED. THOMAS	Deal.
INGRAM, WALTER FIELDE	83, High Street, Lewes, Sussex.
JACKSON, WILLIAM TRESS	117, High Street, Sittingbourne.
JENNINGS, WILLIAM JOSEPH	4, St. Margaret's Street, Canterbury.
KIDWELL, JOHN	St. Margaret's Bank, Rochester.
LANGRIDGE, WILLIAM	The Great Hall, Tunbridge Wells.
LATTER, HUGH ROBINSON	3, Market Square, Bromley.
LEPPER, JOHN HARRAGE	Town Hall, Bromley.
LUCAS, WILLIAM EDWARD	Bexley.
MORRIS, HERBERT	Lewes, Sussex.
NEAME, FREDERICK, JUN. . . .	Macknade, Faversham.
NETHERSOLE, WILLIAM	Deal.
NEVE, HERBERT	Hole Park, Rolvenden.

PAYNE, FREDERICK	Town Hall, Bromley.
PHILLIPS, FREDERICK HAMILTON	12, Belgrave Gardens, Dover.
POWELL, HUBERT JOHN . . .	St. Swithun's Estate Offices, Lewes.
POWELL, REGINALD HENRY . .	St. Swithun's Lane, High Street, Lewes, Sussex.
REID, FRANCIS	Bucksford, Ashford.
ROPER, WILLIAM	3, The Pantiles, Tunbridge Wells.
SEYMOUR, RICHARD ARTHUR } HAMILTON	46, Earl Street, Maidstone.
SLATER, GEORGE	Canterbury.
SMITH, GEORGE	Boughton Monchelsea.
TOMPSETT, WILLIAM ROBERT	182, High Street, Tonbridge, and Paddock Wood.
TOOTELL, CHARLES	13, King Street, Maidstone.
TOOTELL, JOSEPH	13, King Street, Maidstone.
TURNER, CHARLES	Oakhurst, East Grinstead, Sussex.
TURNER, WILLIAM WEBB . . .	9, Clinton Place, Seaford, Sussex.
VIDLER, JAMES COLEMAN . . .	Rye and Hastings.
WACHER, THOMAS	Upper Bridge Street, Canterbury.
WARING, HERBERT FULLER . .	46, Earl Street, Maidstone
WATERMAN, JAMES	Ashford.
WATERMAN, RICHARD	20, Week Street, Maidstone.
WEBB, GEORGE	Tunstall, Sittingbourne.
WHITE, JOHN	49, London Road, Sevenoaks.
WILKS, RICHARD	Little Mongeham, near Deal.
WOOD, WILLIAM	Cooling Castle, near Rochester.
WOODHAMS, JAMES	50, Havelock Road, Hastings.

Total, 64 Members.

List of Provincial Committees.

(A.) Northern Counties.	(J.) Cambridge, Huntingdon, Norfolk, and Suffolk.
(B.) Counties Palatine.	(K.) Berks, Bucks, Oxon, and North Wilts.
(C.) Yorkshire.	(L.) Bedford, Essex, Hertford, and Middlesex.
(D.) Salop. Hereford, Radnor, and North Wales.	(M.) Devon and Cornwall.
(E.) Derby and Stafford.	(N.) Somerset, Dorset, and Bristol.
(F.) Nottingham and Lincoln.	(O.) Hampshire and South Wilts.
(G.) Monmouthshire and South Wales.	(P.) Kent and East Sussex.
(H.) Warwick, Worcester, and Gloucester.	
(I.) Leicestershire, Northamptonshire, and Rutland.	

Local Distribution of Members.

BEDFORDSHIRE.

BEDFORD.

Fellows :—

Eve: Herbert Trustram.
Eve: John Richard.
Fenning: Herbert Samuel.
Stafford: Robert Barry.

Professional Associates :—

Davis: Neville Brookes.
Weston: Joseph Aurelius.

GREAT BARFORD.

Fellow :—

Haughton: William Hoghton.

LUTON.

Fellows :—

Cumberland: Edward Anthony.
Thomson: William Cunningham.

SILSOE.

Fellow :—

Trethewy: Henry.

WOBURN.

Fellow :—

Norton: Thomas Herbert.

BERKSHIRE.

ABINGDON.

Fellow :—

Adkin: Charles Duncan.

ASCOT.

Fellows :—

Franklin: Thomas.
Franklin: William Taylor.
Jones: Francis William.

BUSCOT.

Professional Associate :—
Crosland, Walter.

DIDCOT.

Fellow :—

Rich: Robert.

HUNGERFORD.

Fellow :—

Neate: Arthur Webb.

MAIDENHEAD.

Fellow :—

Cooper: Arthur Leslie.

Professional Associate :—

Tilly: Hubert Douglas.

NEWBURY.

Fellows :—

Bingham: Alfred John.
Neate: Arthur Webb.

BERKSHIRE—continued.

READING.

Fellows :—

Connop: Newell.
Deane: Edward.
Egginton: John.
Haslau: Dryland.
Parry: Albert Woodward.
Peto: James Winder.
Shackel: George.
Wing: William.

WALLINGFORD.

Fellow :—

Gale: Joseph John.

Associate :—

Wells: Alfred Dodd.

WANTAGE.

Fellow :—

Adkin: Charles Duncan.

Professional Associate :—

Belcher: Edward John.

WINDSOR.

Fellows :—

Buckland: Frank Bowry.
Buckland: Henry Duneau.

Professional Associates :—

Buckland: Sidney Crawford.
Carter: Frank Wellington.

WOOLHAMPTON.

Professional Associate :—

Colbourn: Henry James.

BUCKINGHAMSHIRE.

BUCKINGHAM.

Fellows :—

Bennett: George.
Harrison: James Thomas.

HIGH WYCOMBE.

Fellow :—

Vernon: Arthur,
Member of Council.

Professional Associate :—

Phillips: William Dearlove.

Associate :—

Clarke: Daniel.

LEIGHTON BUZZARD.

Fellows :—

Bruce: Robert Knight
Cumberland: Edward Anthony.

Professional Associate :—

Merry: Arthur Walker.

MARLOW (GREAT).

Fellow :—

Laurence: Arthur.

BUCKINGHAMSHIRE—*continued.*

NEWPORT PAGNELL.

Fellow:—

Samuel : William John.

SLOUGH.

Fellow:—

Nottage : William Griggs.

STONY STRATFORD.

Fellow:—

Gotto : Frederick Edward.

WINSLOW.

Fellow:—

Wigley : George Davys Edward.

CAMBRIDGESHIRE.

BABRAHAM.

Professional Associate:—

Webb : Frederic Noel.

CAMBRIDGE.

Fellows:—

Grain : Arthur Tress.

Jonas : Harry Marshall.

Jonas : John Carter.

Rowe : Richard Reynolds.

Waters : Frank.

Wright : Thomas.

Professional Associate:

Moyes : John Helenus.

ELY.

Fellow:—

Bidwell : Charles.

KIRTLING.

Fellow:—

Davis : Charles Edward.

LINTON.

Fellow:—

Chalk : Henry Philip.

LITTLEPORT.

Professional Associate:—

Martin : Heber Gambling.

MARCH.

Fellow:—

Little : William Cutlack.

CHESHIRE

BIRKENHEAD.

Fellow:—

Mills : William Edward.

Professional Associate:—

Whalley : Frederick Herbert.

CHESTER.

Fellows:—

Jones : Isaac Matthews.

Whalley : Henry Shaw.

Professional Associate:—

Whalley : Frederick Herbert.

CHESHIRE—*continued.*

ECCLESTON.

Fellow:—

Parker : The Hon. Cecil Thomas.

FRODSHAM.

Fellow:—

Linaker : Charles Edward.

KNUTSFORD.

Fellow:—

Smith : John Thompson.

MACCLESFIELD.

Fellow:—

Walsh : Albert Mellor.

MERE.

Fellow:—

Stocks : Frederick William

MOLLINGTON.

Fellow:—

Davies : John.

NORTHWICH.

Professional Associate:—

Tarleton : Roger.

RUNCORN.

Fellow:—

Evans : Charles Lee.

STOCKPORT.

Fellows:—

Brady : Charles Alldis.

Brady : William Hollinshed.

Professional Associate:—

Brady : Ralph Hollinshed.

TARPORLEY.

Fellow:—

Scovell : John.

WILMSLOW.

Professional Associate:—

Halkyard : William Redford.

CORNWALL.

LISKEARD.

Fellow:—

Benson : Robert Alan.

PENZANCE.

Fellow:—

Trounson : John William.

TRURO.

Professional Associate:—

Mead : John Henry.

CUMBERLAND.

CARLISLE.

Fellows:—

Bowman : John James.

Hayton : Joseph William.

Hayton : Pattinson.

Richardson : George.

CUMBERLAND—continued.

COCKERMOUTH.

Fellow :—

Clutton: William James.

PENRITH.

Fellows :—

Birkett: Tom.

Heskett: William James.

Hudson: James.

WHITEHAVEN.

Fellow :—

Stanley-Dodgson: Stanley Dickinson.

DERBYSHIRE.

ALFRETON.

Fellow :—

Eardley: John William.

BEAUCHIEF ABBEY.

Fellow :—

Sampson: George.

Professional Associate :—

Sampson: William.

BRETTY.

Professional Associate :—

Campbell: Colin.

BUXTON.

Fellow :—

Hubbersty: Henry Alfred.

CHESTERFIELD.

Fellows :—

Jeudwine: William Wynne.

Margereson: Charles Frederick.

Martin: Gilson.

Thorpe: Christopher.

DERBY.

Fellows :—

Bower: William John.

Brailsford: Henry.

Fuller: Thomas Alfred.

Murray: Gilbert.

Parkin: John Robert.

Popplewell: William Willott

Shaw: John.

Member of Council.

Shaw: John, Jun.

Wright: James.

Professional Associate :—

McCallum: Peter Service.

Associate :—

Strutt: The Hon. Frederick.

DUCKMANTON.

Fellow :—

Byron: Augustus William.

SHIPLEY.

Fellow :—

Sebastian-Smith: Charles.

SUDBURY.

Fellow :—

Fawkes: Algernon.

DEVONSHIRE.

BARNSTAPLE.

Fellows :—

Brown: George.

Smyth-Richards: George Cobley.

Thorne: Arnold.

Professional Associate :—

Watson: Claude Henry.

BEERFERRIS.

Fellow :—

Ward: Daniel.

BIDEFORD.

Fellow :—

Cooper: John Groves.

BRIDESTOWE.

Fellow :—

Ward: Frank.

BROAD-CLYST.

Associate :—

Acland: Sir Thomas Dyke, Bart.

EAST BUDLEIGH.

Fellow :—

Lipscomb: Robert Hartley.

ERMINGTON.

Fellow :—

Holcombe: James John.

EXETER.

Fellows :—

Commin: Frederick James

Drew: Henry,

Member of Council.

Drew: Henry Alban.

Drew: John.

Drew: John Gould.

Dymond: Francis Williams.

Ware: Charles Edwin.

Professional Associate :—

Bowden: John Friendship.

DEVONPORT.

Associate :—

Venning: John James Edgecombe.

INSTOW.

Fellow :—

Lock: William Henry.

IVY BRIDGE.

Fellows :—

Elliott: Charles.

White: Arthur Jeffrey.

KINGSBRIDGE.

Professional Associate :—

Watson: Richard.

LUNDY ISLAND.

Professional Associate :—

Wright: Thomas Hawkins.

MORETONHAMSTEAD.

Fellow :—

Loveys: Arthur Clampitt.

NEWTON ABBOT.

Fellows :—

Rendell: Arthur Stephen.

Stooke: James.

DEVONSHIRE—*continued.*

PAIGNTON.

Professional Associate :—
Pridham : John Lawrence.

PLYMOUTH.

Fellows :—
Body : John Bond.
Foster : Joseph Burgess.
Lethbridge : Walter.
Ward : Daniel.
Professional Associate :—
Body : Arthur.

PRINCETOWN.

Fellow :—
Watt : Alexander.

OTTERY ST. MARY.

Fellow :—
Winder : George Alexander.

TAVISTOCK.

Fellow :—
Rundle : Edward Collins.

TEIGNMOUTH.

Fellows :—
Daintree : John Osborn.
Frost : Frederic Cornish.

TOTNES.

Fellows :—
Bourne : Robert Elliott.
Michelmores : Alfred.
Symons : Philip.

UPTON PYNE.

Fellow :—
Osmond : Edward.

WEMBORTHY.

Fellow :—
Tanner : James Melhuish.

DORSETSHIRE.

DORCHESTER.

Fellows :—
Duke : Edward.
Duke : Henry, Jun.

EVERSHOT.

Fellow :—
Wells : William Howley.

MELPLASH.

Fellow :—
Sanctuary : Campbell F. S.

SHAFTESBURY.

Fellow :—
Day : George Carleton.

STALBRIDGE.

Fellow :—
Allen : George.

STURMINSTER-NEWTON.

Fellow :—
Senior : Harry Samuel.

DORSETSHIRE—*continued.*

SWANAGE.

Fellow :—
Clifton : James Edward.

WEYMOUTH.

Fellows :—
Crickmay : George Rackstrow.
Crickmay : John Edward.

WIMBORNE.

Fellows :—
Paterson : Charles.
Richards : George Edward.

DURHAM.

BARNARD CASTLE.

Fellow :—
Wells : Edwin.

CHESTER-LE-STREET.

Fellow :—
Clark : Nathaniel.

DARLINGTON.

Fellows :—
Eade : Arthur Willoughby French.
Minter : William.
Searth : William T.

DURHAM.

Fellows :—
Rowlandson : Christopher.
Wall : George Young.
Professional Associate :—
Hadley : Frank.

GATESHEAD-ON-TYNE.

Fellow :—
Wallace : Henry.

KEVERSTONE.

Fellow :—
Bainbridge : Robert Stagg.

SEAHAM-HARBOUR.

Fellow :—
Brydon : Robert.

STOCKTON-ON-TEES.

Fellows :—
Curry : Henry John.
Rodham : John.

SUNDERLAND.

Fellows :—
Hedley : John Hunt.
Hedley : Thomas Fenwick.
Potts : Joseph, Jun.

ESSEX.

ARDLEIGH.

Fellow :—
Fenn : John.

BRAINTREE.

Fellow :—
Vaizey : John George.

ESSEX—continued.

CASTLE HEDINGHAM.

Fellow :—

Balls: James Mayhew.

CHELMSFORD.

Fellows :—

Chancellor: Frederick.

Hilliard: George Bridge.

Hilliard: George Edward.

Professional Associates :—

Christy: Archibald Ernest.

Petre: Robert George.

Phillips: George Cawkwell.

Associate :—

Gepp: Charles Bramston Osborne.

CHIGWELL.

Fellow :—

Savill: Alfred.

COLCHESTER.

Fellows :—

Fenn: John.

Moore: Harold Edward.

Start: Joseph William.

Professional Associate :—

Grimwade: Henry.

EPPING.

Fellow :—

Sworder: Hugh.

GRAYS.

Fellow :—

Cobham: Charles.

HATFIELD PEVEREL.

Professional Associate :—

Strutt: The Hon. Edward Gerald.

INGATESTONE.

Fellow :—

Coverdale: Frederick John.

MALDON.

Fellow :—

Parker: Charles Alfred.

ORSETT.

Professional Associate :—

Smith: James Frederick Kemp.

RAINHAM.

Fellow :—

Blewitt: Edward Robert.

RICKLING.

Fellow :—

Judd: Francis Savile Harry.

SAFFRON WALDEN.

Fellow :—

Nockolds: Martin.

Professional Associates :—

Nockolds: Alfred George.

Nockolds: Martin Charles Hubert.

SOUTHEND-ON-SEA.

Fellow :—

Tapp: Arthur.

ESSEX—continued.

WOODFORD.

Fellows :—

Kemsley: Joseph William.

Lee: Philip Shirling.

Theobald: Henry.

GLOUCESTERSHIRE.

BATH.

Fellow :—

Farwell: Frederick George.

BRISTOL.

Fellows :—

Munro: Philip.

Sturge: Robert Fowler.

Sturge: William.

Past-President.

Thomas: Josiah.

Professional Associates :—

Scammell: Thomas.

Sturge: Theodore.

CHELTENHAM.

Fellows :—

Cox: George James.

Sadler: George William.

Villar: James.

Professional Associate :—

Stacké: William Henry.

CIRENCESTER.

Fellow :—

Anderson: Robert, Jun.

Whatley: Frederick Ernest.

Associate :—

Kinch: Edward.

FALFIELD.

Fellow :—

Harle: John Joseph.

GLOUCESTER.

Fellows :—

Knowles: Henry.

Knowles: William.

STROUD.

Professional Associate :—

Pelham-Clinton: Hubert Edward.

TETBURY.

Professional Associate :—

Golightly: Charles Hugh.

HAMPSHIRE.

ALRESFORD.

Fellow :—

Eames: Edward.

ANDOVER.

Fellows :—

Ellen: Frederick Charles.

Herbert: Allan.

Westbury: George Henry.

Westbury: Giles.

Professional Associate :—

Hooper: Alfred Frederick

HAMPSHIRE—continued.

BASINGSTOKE.

Fellows:—

Raynbird: Hugh Edward.
Simmons: Charles Franklin.
Wallington: John Arthur Beach.

Professional Associate:—
Prater: Thomas Herbert.

BISHOP'S WALTHAM.

Fellow:—

Austin: Richard.

Professional Associate:—
Austin: Richard, Jun.

BOURNEMOUTH.

Fellows:—

Hankinson: Thomas James
Lane: Ernest Lacan.
Oakley: Edward Benjamin.
Rebbeck: Edward Wise.
Roker: Mitchel John.

Professional Associate:—
Wight: Norman.

CARISBROOKE.

Fellow:—

Marvin: Albert Edward.

CLATFORD.

Fellow:—

Lywood: Edwin.

CHILBOLTON.

Fellow:—

Studdy: Thomas Edward.

EAST TYTHERLEY.

Fellow:—

Robey: Robert.

FAREHAM.

Fellow:—

Smith: Charles Bovill.

FARINGDON.

Fellow:—

Warner: Henry.

FORDINGBRIDGE.

Fellow:—

Hannen: Reginald St. John.

GOSPORT.

Fellow:—

Robinson: Edmund Arthur.

HAMBLEDON.

Fellow:—

Arnold: Francis.

HARTLEY WINTLEY.

Fellow:—

Wetherall: Harry Lancaster.

HIGHCLERE.

Fellow:—

Rutherford: James Augustine.

HAMPSHIRE—continued.

MICHELDEVER.

Fellow:—

Stirton: Thomas.

Professional Associate:—
Pain: James.

MILFORD-ON-SEA.

Fellow:—

Evans: Henry.

NEWPORT.

Fellow:—

Way: Henry James.

PORTSMOUTH.

Fellow:—

King: Thomas.

PORTSEA.

Fellows:—

Blake: Frederick.
Hall: Ernest.
Kent: George Edward.
King: Thomas.
King: Sir William David.

RINGWOOD.

Fellow:—

Baird: Jonathan Peel.

RYDE.

Fellow:—

Newman: Francis.

SOUTHAMPTON.

Fellows:—

Blizard: John Henry.
Burnett: Alfred Andrew.
Hill: William Burrough.
Jurd: William.
Lemon: James.
Perkins: Walter Frank.

SOUTHSEA.

Fellows:—

Kent: George Edward.
King: Sir William David.
Walmisley: Joseph William.

TOTTON.

Professional Associate:—

Paterson: Andrew Thompson.

UPTON GRAY.

Associate:—

Seth-Smith: Frederick.

WEST COWES.

Fellows:—

Bird: James Binfield.
Bird: James Binfield, Jun.

WINCHESTER.

Fellows:—

Comely: John Gill.
Gudgeon: George Edward.
Harris: James.
Newton: Thomas Edwin.
Pickstock: John.
Williams: Herbert Walter.

HEREFORDSHIRE.

HEREFORD.

Fellows :—

Apperley: William Havard.
Brown: John Powles.
Haywood: Henry.
Haywood: William Matthews.
Parker: John.

Professional Associate :—
Hewitt: William.

HERTFORDSHIRE.

BARKWAY.

Fellow :—

Adams: Charles Frederic.
Professional Associate :—
Balding: Albert.

BISHOPS STORTFORD.

Professional Associate :—
Robinson: Martin Catlin.

CHESHUNT.

Fellows :—

Crawter: John.
Crawter: John, Jun.
Debenham: Frank Gissing.

HARPENDEN.

Professional Associate :—
Anscombe: Ernest.

HEMEL HEMPSTEAD.

Fellow :—

Robinson: Nathaniel Wishart.

HERTFORD.

Fellows :—

Austin: Russell Gardiner.
Norris: Walter Henry.
Waddington: John Allen.

HITCHIM.

Fellow :—

Shilcock: James.

MUCH HADHAM.

Associate :—

Gayton: Charles.

NEW BARNET.

Fellows :—

Hasluck: Lancelot Gerald.
Taylor: Edward Fergusson.

REDBOURN.

Fellow :—

Burnett: George John Mulcaster.
Professional Associate :—
Martin: Thomas.

ROYSTON.

Fellow :—

Thurnall: John Edward.

SAWBRIDGEWORTH.

Professional Associate :—
Crawley: William Jeeves.

HERTFORDSHIRE—continued.

ST. ALBANS.

Fellows :—

Harding: Sidney Longhurst.
Low: Robert John.
Woodman: Thomas Foster.

TRING.

Fellows :—

Brown: Frank John.
Foulkes: Septimus Giffard.
Professional Associate :—
Brown: Arthur Macdonald.

WARE.

Fellows :—

Duvall: John William.
Hunt: Thomas.

WATFORD.

Fellows :—

Ayres: Charles Pryor.
Pridmore: Albert Edward.
Weall: John.
Professional Associate :—
Brown: William Edward.
Associate :—
Thomas: Hubert.

HUNTINGDONSHIRE.

BRAMPTON.

Fellow :

Bird: John.

HUNTINGDON.

Fellows :—

Looker: John.
Purves: Peter.

Associate :—

Veasey: Thomas Frederick.

ST. NEOTS.

Fellow :—

Peppercorn: John Hutchinson.

KENT.

ASHFORD.

Fellows :—

Ballard: Edmund.
Burrows: Alfred John.
Reid: Francis.
Waterman: James.
Professional Associate :—
Brown: Alexander.

AYLESFORD.

Professional Associate :—

Innes: Gilbert Plantagenet Mitchell.

BECKENHAM.

Professional Associate :—

Hooper: Cecil Hugh.

BEXLEY.

Fellow :—

Lucas: William Edward.

KENT—continued.

BOUGHTON-MONCHELSEA.

Fellow :—
Smith: George.

BROMLEY.

Fellows :—
Latter: Hugh Robinson.
Lepper: John Harrage.
Payne: Frederick.

CANTERBURY.

Fellows :—
Harvey: John James Sayer.
Jennings: William Joseph.
Slater: George.
Wacher: Thomas.

COOLING.

Fellow :—
Wood: William.

DARTFORD.

Fellow :—
Dann: Henry.
Professional Associate :—
Prall: Herbert Edward.

DEAL.

Fellows :—
Honeyball: Fred Thomas.
Nethersole: William.

DOVER.

Fellows :—
Fry: George Frederick.
Hayward: Henry.
Phillips: Frederick Hamilton.
Walmisley: Arthur Thomas.
Professional Associate :—
Hayward: Frederick George.

FARNINGHAM.

Professional Associate :—
Hodsoll: William, Jun.

FAVERSHAM.

Fellows :—
Finn: George William.
Neame: Frederick, Jun.

FOLKESTONE.

Fellow :—
Barton: Harry Howell.

GRAVESEND.

Fellows :—
Cobham: Charles.
Cobham: George Radcliffe.
Professional Associates :—
Cobham: George William.
Hodsoll: William, Jun.

HIGHAM.

Fellows :—
Cobb: Robert Lake.
Cobb: Herbert Mansfield.

HYTHE.

Professional Associate :—
Wilks: Ernest Stringer.

KENT—continued.

IGHTHAM.

Associate :—
Luard: Major-Gen. Chas. Edw., R.E.

LITTLE MONGEHAM.

Fellow :—
Wilks: Richard.

MAIDSTONE.

Fellows :—
Day: William, Jun.
Seymour: Richard Arthur Hamilton.
Tootell: Charles.
Tootell: Joseph.
Waring: Herbert Fuller.
Waterman: Richard.

PADDOCK WOOD.

Fellow :—
Tompsett: William Robert.

RAMSGATE.

Professional Associate :—
Milnes: Robert, Jun.

ROCHESTER.

Fellow :—
Kidwell: John.
Professional Associate :—
Homan: Hubert Franklin.

ROLVENDEN.

Fellow :—
Neve: Herbert.

SELLINGE.

Fellow :—
Hobbs: John.

SEVENOAKS.

Fellows :—
Cronk: Edwyn Evans.
Cronk: Frank.
Cronk: William Henry.
White, John.
Professional Associate :—
Green: Thomas John.

SIDCUP.

Fellow :—
Snelling: Henry.
Professional Associate :—
Norris: Edward James.

SITTINGBOURNE.

Fellows :—
Jackson: William Tress.
Webb: George.
Professional Associate :—
Cowper: Richard William.

THONG.

Fellow :—
Cooke: Henry.

TUNBRIDGE.

Fellow :—
Tompsett: William Robert.
Professional Associate :—
Sturgess: John Moore.

KENT—*continued.*

TUNBRIDGE WELLS.

Fellows :—

Brckett: Arthur William.
 Brckett: William.
 Langridge: George.
 Langridge: William.
 Roper: William.

WESTERHAM.

Professional Associate:—

Osenton: George, Jun.

WINGHAM.

Fellow :—

Elgar: J. Edward.

LANCASHIRE.

ASHTON-UNDER-LYNE.

Fellow :—

Holmes: James.

Professional Associate:—

Hodgkinson: James Henry.

BAMBER BRIDGE.

Professional Associate :—

Dixon: Francis Edward.

BLACKBURN.

Fellows :—

Bertwistle: James.
 Gradwell: Arthur Richard.
 McCall: George.

BOLTON-LE-MOORS.

Professional Associate :—

Collyer: Daniel William.

BURY.

Fellow :—

Nuttall: Thomas.

Professional Associate :—

Kay: Walter Robert.

CLAYTON-LE-MOORS.

Fellow :—

Fletcher: Thomas.

LANCASTER.

Fellow :—

Roper: John Simpson.

LIVERPOOL.

Fellows :—

Beckwith: Henry Langton.
 Kirby: Edmund.
 Lancaster: Charles Hlland.
 Pain: Coard Squarey.
 Thomas: Glegge.
 Wainwright: Thomas Taylor.
 Walker: Col. David.

Associate :—

King: William.

LEIGH.

Professional Associate :—

Selby: John Basely.

LANCASHIRE—*continued.*

LYTHAM.

Fellows :—

Fair: James Stretton.
 Fair: Thomas.
 Rea: John Marcus Beaumont.

MANCHESTER.

Fellows :—

Bancroft: Henry.
 Banks: Thomas.
 Batey: Henry Simpson.
 Bowden: John.
 Bridgford: Ernest James.
 Bridgford: Col. Robert, C.B.
 Cross: John.

Member of Council.

Cross: William Haslam.
 Dorning: Elias.
 Eagle: William.
 Fairclough: William.
 Fowler: Henry.
 Hargraves: Stephen.
 Holden: John.
 Jackson: Charles.
 Larmuth: George Horatio.
 Maxwell: Francis William.
 Maxwell: James.
 Meller: William Galloway.
 Murgatroyd: James.
 Neville: Henry William.
 Pierson: Charles.
 Raby: Joseph Walker.
 Raby: William.
 Radford: William.
 Radford: William Harold.
 Sheldermine: Henry.
 Statter: Thomas.
 Watts: William John.
 Wilson: Thomas Silk.
 Wilson: William Henry.

Professional Associates :—

Bancroft: Frederick Herbert.
 Blundell: Harry.
 Bowden: Ernest Newton.
 Bridgford: Leo Appleton.
 Dawson: Walter Henry.
 Wallis: John David.
 Wilson: William Edward.

Associate :—

Higgin: William Housman, Q.C.

PATRICROFT.

Professional Associate :—

Ellis: Francis, Jun.

PRESTON.

Fellows :—

Addie: Peter.
 Fair: Jacob Wilson.
 Fair: James Stretton.
 Harding: Joseph.
 Nevett: Thomas.
 Park: Philip Samuel.
 Park: William Philip.
 Rea: John Marcus Beaumont.
 Veevers: Richard.

Professional Associate :—

Johnston: Walter Henry.

SCORTON.

Fellow :—

Bailey: Leonard.

LANCASHIRE—*continued.*

SOUTHPORT.

Fellow:—
Wolfenden: Thomas.

ST. HELEN'S.

Fellows:—
Campbell: Henry Hunter.
Hanson: Amos.
Professional Associate:—
Booth: John Frederick.

WARRINGTON.

Fellows:—
MacIver: Colin.
White: John.

WIGAN.

Fellow:—
Fair: Jacob Wilson.

LEICESTERSHIRE.

ASHBY-DE-LA-ZOUCH.

Fellows:—
German: George.
German: Harry.
German: John.

BLACKFORDBY.

Fellow:—
Joyce: John Hall.

HINCKLEY.

Fellows:—
Marson: Thomas.
Thorpe: William.

LEICESTER.

Fellows:—
Clare: Edward Lovell.
Clare: William Harcourt Lovell.
Clough-Taylor: Horace George.
Draper: Arthur Thomas.
Everard: John Breedon.
Goddard: Joseph.
Goodacre: Robert Johnson.
Hincks: Henry Thorp.
Marson: Thomas.
Miles: William Frederick.
Norman: Cecil Manners.
Rolleston: John Fowke Lancelot,
Member of Council.
Rolleston: Wm. Gustavus Stanhope.
Sebastian-Smith: Charles.
Wade: George Tempest.
Professional Associate:—
Goddard: Alexander.

LOUGHBOROUGH.

Fellows:—
German: Harry.
Hodson: George.
Woolley: William Edward.
Professional Associate:—
Holbeche: Emilian Henry.

LEICESTERSHIRE—*continued.*

MARKET HARBOROUGH.

Fellows:—
Fisher: Charles Browning.
Fisher: Edward Knapp.
Professional Associate:—
Coales: Herbert George.

MOUNTSORREL.

Fellow:—
Martin: Robert Frewen.

NAILSTONE.

Fellow:—
Thorpe: John.

WOODHOUSE.

Fellows:—
Humphreys: Henry.
Humphreys: John Henry.

LINCOLNSHIRE.

ALFORD.

Fellow:—
Higgins: Frederic.

BOSTON.

Fellow:—
Hawley: Henry Michael.

BRIGG.

Fellows:—
Cave: Henry H.
Tindall: Charles William.

GRANTHAM.

Fellows:—
Gamble: Sidney Gompertz.
Green: Valentine.
Manners: Henry Alfred.
Associate:—
Scott: The Hon. Henry Robert.

GRIMSBY.

Fellow:—
Birkett: William.

HOLBEACH.

Fellow:—
Abbott: William.

HORKSTOW.

Fellow:—
Turton: Edward James.

LEADENHAM.

Fellow:—
Crofts: Ewan Nevile.

LINCOLN.

Fellow:—
Woolley: Reginald.

LOUTH.

Fellow:—
Mason: Charles.

METHERINGHAM.

Fellow:—
Gilpin-Brown: William Dundas.

LINCOLNSHIRE—continued.

SPALDING.

Fellow :—
Kingston : Samuel.

STAMFORD.

Fellows :—
Richardson : Charles.
Richardson : James.

TEALBY.

Fellow :—
Legard : Digby Charles.

ULCEBY.

Fellow :—
Turner : John.

WAINFLEET.

Fellows :—
Martin : James,
Member of Council.
Martin : Walter.

LONDON AND NEIGHBOUR-
HOOD.*Fellows :—*

Adams : Charles Frederick.
Adams : Henry.
Adkin : Bonaiah Whitley.
Allen : Henry Robert.
Allport : William.
Andrews : John.
Arding : Charles Bennett.
Badcock : Philip.
Barfield : Frederic Henry.
Barker : Horace Richard.
Barnes-Williams : Thomas.
Barry : Charles.
Barry : Dennett Heber.
Bate : Thomas.
Battam : Frederick Thomas.
Batterbury : Thomas.
Beadel : William James.
Past-President.
Beauchamp : Charles Davie.
Bedells : Charles Herbert.
Bedells : Charles King.
Beeston : Frederick.
Beken : George.
Beken : Walter.
Bell : George Graham.
Beningfield : Henry.
Berridge : Robert.
Bickerton : George Arthur.
Bingham : Alfred John.
Bingham : Frederick Henry.
Bingham : Reuben.
Bird : James Binfield.
Bird : James Binfield, Jun.
Bird : Walter.
Blackford : Arthur.
Blake : William John, Jun.
Blakemore : William Agutter.
Blashill : Thomas.
Bolam : Charles Godfrey.
Bolden : John Leonard.
Bond : Douglas Vale.
Bond : Erasmus.
Bonny : James Rippoth.

LONDON AND NEIGHBOUR-
HOOD—continued.*Fellows :—*

Bontor : Frank Arthur.
Booker : Algernon Erskine.
Bovill : Alfred.
Bowditch : Henry.
Bowler : William Anthony.
Boyd : John Jermyn.
Boyes : Henry Cowell.
Bray : Harry.
Breach : Benjamin P'Anson.
Brereton : Franc Sadleir.
Brewer : Frank John.
Briant : Robert.
Bridgewater : Bentley James.
Brinsley : George.
Brooks : Charles William.
Brown : Bradshaw.
Brown : Daniel Johnson.
Brown : George James.
Brown : William Blumfield.
Browne : Flint.
Buckland : Alfred Virgoe.
Buckland : Henry Duneau.
Burchell : Sidney Herbert.
Burmester : John William Stanley.
Burnell : Edward Henry.
Burnett : David.
Burroughes : Thomas Henry
Bushell : Henry.
Buzzard : Alfred Lindsey.

Cæsar : Charles Edward
Carew : John Theodore.
Carritt : Ernest.
Carpenter : Evan George.
Cartwright : Sir Henry Edward.
Castell : Charles Smith.
Castle : Henry James, Sen.,
Castle : Henry James, Jun.
Castle : Sydney Charles Courtenay.
Castle : William Henry Baldwin.
Cates : Arthur.
Chadwick : Spencer.
Chancellor : Frederick.
Charles : Richard Stafford.
Chattell : David James.
Chesterton : Edward.
Chesterton : Sidney Rawlins.
Cheston : Chester.
Cheston : Horace.
Child : Fred.
Chinnock : Frederick George.
Clark : Samuel.
Clarke : George Ernest.
Clarke : Howard Chatfeild.
Clarke : Percy Henry.
Clarke : Stanley.
Clarke : Thomas Chatfeild,
Vice-President.
Clarkson : William.
Clifton : William Edward
Clutton : John,
Past-President.
Clutton : John Henry.
Clutton : Ralph.
Clutton : Robert George,
Member of Council.
Cobb : Herbert Mansfield.
Cobb : Robert Lake.
Coles : John Robert.
Collier : Richard James.
Collingham : John Cyril Lees.
Collins : Henry Hyman.

LONDON AND NEIGHBOURHOOD—continued.

Fellows:—

Colins: Marcus E.
 Colyer: Frederick.
 Conder: Alfred.
 Connop: Newell.
 Cooper: John Robert.
 Cooper: John Thomas.
 Corderoy: George.
 Coverdale: Henry.
 Crawler: John, Jun.
 Crickmay: George Rackstrow.
 Cronk: Edwyn Evans.
 Cronk: Frank.
 Cross: William Stephens.
 Currey: Henry.
 Currey: Percivall.
 Curtis: Charles Edward.
 Curtis: Robert Leabon.
 Curtis: Samuel Perkins.
 Dale: John.
 Dallas: Edwin Stuart.
 Darch: John.
 Dash: Roland Ashford.
 Davies: George Humphreys.
 Davis: Charles James.
 Davis: James.
 Daw: William Herbert.
 Dawson: John George.
 Deacon: Thomas Mark.
 Dearle: William Henry.
 Debenham: Frank Gissing.
 Debenham: Thomas Nunn.
 Dennison: John William.
 Denton: John Bailey.
 Dinwiddy: Thomas.
 Doll: Charles Fitzroy.
 Dowden: Henry Joseph.
 Downing: Frederick.
 Downing: Henry Philip Burke.
 Driver: Charles William.
 Driver: Robert Collier.
President.
 Driver: Robert Manning.
 Drury: Edward Dru.
 Dunch: Charles.
 Dunlop: Alexander Milne,
Member of Council.
 Dunn: William Henry.
 Dyball: Sextus.
 Dyer: William John.
 Eales: Frederick Ernest.
 Edmeston: James.
 Eiloart: Frederick Edward.
 Eldridge: Herbert.
 Ellis: Frederick.
 Ellis: Henry.
 Ellis: Herbert Moates.
 Ellis: Ralph S. aples.
 Ellis: Richard Adam.
 Ellis: Sir John Whittaker, Bart., M.P.
 Ellis: William Alfred.
 Elwell: William Henry.
 Emmanuel: Barrow.
 Evans: George.
 Eve: William.
 Eves: George.
 Farmer: Edmund.
 Farrar: Sidney Howard.
 Field: James Frederick.
 Field: Walter William.
 Fleetwood: George.

LONDON AND NEIGHBOURHOOD—continued.

Fellows:—

Foster: Charles Rolls.
 Fowler: Sydney.
 Fox: Edwin, Jun.
 Francis: George Futvoye.
 Francis: Leon Albert.
 Franklin: Arthur.
 Franklin: Thomas Frederick.
 Freeman: Sydney.
 Fuller: Ernest.
 Fuller: George John.
 Fuller: Harry.
 Fuller: Herbert Henry.
 Furber: Herbert.
 Furber: William.
 Gairdner: Edward James.
 Gale: Ernest Sewell.
 Galsworthy: Frederick Thomas,
Member of Council.
 Gandy: James.
 Gardiner: Edward James.
 Gardiner: William James.
 Garrard: Arthur,
Member of Council.
 Gate: Alfred Joseph.
 Gibbon: William Jacomb.
 Gilbert: William Henry Sainsbury.
 Girdwood: James.
 Glasier: George Henry Brougham.
 Gleed: Richard Cummings.
 Goddard: Joseph.
 Goldsmith: William.
 Goehchild: Josiah.
 Goodwyn: Leonard William.
 Gordon: Charles Grimston.
 Gore: Spencer W.
 Goulding: William Purdham.
 Gouldsmith: George Waller.
 Gover: Arthur Sutton.
 Grant: Harry Græme.
 Graves: Walter.
 Green: James.
 Green: Samuel.
 Green: Thomas Joseph.
 Green: Thomas Thornton.
 Grellier, Harley Mair.
 Griffin: Harold.
 Grose: Vincent John.
 Gwyther: William Warlow.
 Hackford: George.
 Haddock: Roland.
 Hall: John George.
 Hall: Walter.
 Hallett: William Brown.
 Hamilton: Henry.
 Hamilton: John.
 Hancock: William St. John Hü.
 Hansell: Reginald Geddard.
 Hardcastle: Fredk. Henry Appleton.
 Harding: Edward Ernest.
 Harlaud: Marchant James.
 Harrington: George Frederick.
 Harrison: Richard Creese.
 Harston: Arthur.
 Hart: William Frederick.
 Harvey: Frederick Henry.
 Haywood: William, Lieut.-Colonel.
 Head: John George.
 Heelis: William.
 Henderson: Henry Arthur.
 Heron: William Charles.
 Herring: William Arthur Warwick.

LONDON AND NEIGHBOURHOOD—continued.

Fellows :—

Hickson : Stephen Westbey.
 Higgins : George.
 Hilton : John.
 Hine : George Ernest.
 Hine : George Thomas.
 Hobson : Frederick William.
 Hodson : George.
 Holcombe : Walter.
 Holland : Thomas James, Jun.
 Holmes : Montagu.
 Hope : William Elliott.
 Hopkins : Alfred James.
 Horne : Edmund.
 Horne : William Edgar.
 Horsey : Frederick.
 Horsey : Frederick John Terry.
 Houghton : William.
 Hovenden : Henry Edward.
 Hudson : Arthur Byrne.
 Hudson : Edward William.
 Hudson : William.
 Hugman : Charles Eady.
 Hull : Charles.
 Humphreys : Charles.
 Hant : Frederick Cope.
 Hunt : Henry Arthur.
 Hunt : Josiah.
 Hunter : Cecil.
 Hunter : William Havard.
 Huxley : Walter Freeman.

I'Anson : Edward Blakeway.
 Inman : Marshall Nisbet.

Jenkinson : William Wilberforce.
 Johnson : Henry.
 Jonas : Henry.
 Jones : Charles.
 Jones : Charles Frederick.
 Jones : Henry Arthur.
 Jones : Thomas.
 Joseph : Delissa.

Kedgley : Charles.
 Keirle : Robert.
 Kennedy : James.
 Kersey : Alexander Henry.
 King : Alfred.

Lambert : William.
 Lang : Charles Augustus.
 Lansdown : George.
 Laurance : Walter.
 Lawrence : William Robert.
 Leane : George Henry.
 Leaning : John.
 Lee : Charles Williams.
 Lee : Frederick.
 Lee : Philip Shirling.
 Lee : Sydney Williams.
 Leonard : Henry Holmes.
 Le Rossignol : Francis.
 Letts : Thomas Hollins.
 Lightfoot : Francis Lowry.
 Lines : Richard Samuel.
 Lockyer : Gilbert Edward.
 Loft : Henry.
 Lovegrove : Henry.
 Lovejoy : Alfred.
 Low : Robert John.
 Lowe : Charles Harlowe.

LONDON AND NEIGHBOURHOOD—continued.

Fellows :—

Maddox : Charles Ralph.
 Mann : Charles John.
 Mann : James Bagshaw.
 Mann : Robert Wilks.
 Marks : Hyman.
 Marr : James.
 Marriott : George Wharton.
 Martin : George Dennis.
 Martin : Howard.
 Masterman : George Hughes.
 Mathews : Joseph Douglas.
 Matthews : William.
 Maude : Raymond William.
 Maylard : Charles Grason.
 Meade : Thomas de Courcy.
 Mellor : Thomas Henry.
 Middleton : Reginald Empson.
 Mixer : Edward.
 Millar : Charles William.
 Monckton : Henry Percival.
 Montagu : Henry Havelock.
 Moody : Thomas.
 Moore : Alfred.
 Moore : Frederic.
 Moore : Harold Edward.
 Morris : George Field.
 Mortimer : John Camden.
 Mullett : Frederick Augustus.
 Murray : William.

Neale : George James.
 New : Edward Vorley.
 Newman : Arthur Harrison.
 Newman : Charles Henry.
 Newman : George.
 Newmarch : Henry Charles.
 Newson : Harry Carss.
 Nichols : Daniel Cubitt.
 Nicholson : Anselm.
 Norman : James Maurice.
 Norman : William.
 Norman : William Horace.
 North : George.
 Northcroft : Henry.
 Notley : Richard Albert.
 Notley : Robert Pledge.

Oakley : Christopher,
Member of Council.
 Oakley : William.
 Osborne : Alfred William.
 Orgill : John Berwick.

Page : Robert.
 Pain : Coard Squarey.
 Parker : Charles Alfred.
 Parnacott : Alfred.
 Parr : Samuel.
 Parr : Samuel George.
 Parry : Richard.
 Pattisson : Jacob Luard.
 Paull : Alan.
 Paxton : Edward Hayton.
 Payne : Alexander.
 Peck : Henry William.
 Peck : William Roland.
 Penfold : John Wornham.

Honorary Secretary.
 Perriam : Alfred Joseph.
 Pilditch : Philip Edward.
 Pinks : Edwin Charles.
 Pollard : Harry Emans.

LONDON AND NEIGHBOUR-
HOOD—continued.*Fellows :—*

Popplewell: William Willott.
Porter: Alfred.
Powell: Frederick Atkinson.
Pownall: George Harry.
Price: Thomas William.
Pridmore: Albert Edward.
Pridmore: Arthur Stirling.
Purchase: Edward Keynes.
Purves: Peter.

Quick: Frederic William.

Ranson: Thomas Robert.
Rawlins: Henry Adair.
Read: George Huntly.
Reddall: David Gadsden.
Rees: William Andrew.
Reeves: Benjamin Austen.
Reid: Patrick Sandeman.
Rex: Charles Wilham.
Rex: Francis Herbert.
Rex: William.
Richards: Alfred.
Richards: Henry Brinley.
Richards: William.
Richmond: Walter Coleridge.
Rickman: Thomas Miller.

Member of Council.

Riddle: Frederick Henry Brimble.
Roberts: Charles Quincey.
Roberts: Henry Croydon.
Roberts: Richard.
Robins: Edward.
Robins: Edward Cookworthy.
Robinson: Charles Edward.
Robinson: Henry.
Robson: Edward Robert.
Rogers: William Bennett.
Roods: Alfred.
Rooke: Alfred Bradley.
Ruault: John Gustave Peter.
Rudkin: Arthur John.
Rüntz: Ernest Augustus.
Russell: Murray Lawrence.
Rushworth: Edmund Walter.
Rutley: Charles.
Rutley: Frank.
Ryde: Arthur Lyon.
Ryde: Edward.

Past-President.

St. Quintin: Perry.
St. Quintin: Richard Samuel.
Sanday: George Henry.
Saunders: Cecil George.
Saunders: Edward.
Saunders: Rutland.
Savill: Alfred.
Savill: Alfred, Jun.
Selby: Charles Frederic.
Seth-Smith: William Howard.
Shackle: Edward Neild.
Sheppard: Ernest.
Sherrin: John Lester.
Sherwin: Joseph Henry.
Shilcock: James.
Shoppee: Charles Herbert.
Shoppee: Charles John.
Simms: Walter.
Smallpeice: George Baker.
Smith: Charles John.

LONDON AND NEIGHBOUR-
HOOD—continued.*Fellows :—*

Smith: Edward.
Smith: Frederick Robert.
Smith: Henry.
Smith: Henry Herbert.
Smith: Percy Pine Caldecott.
Snelling: Henry.
Spink: Thomas.
Squarey: Elias Pitts.
Past-President.
Squarey: Newell William Pitts.
Squire: Richard.
Staiger: Caleb.
Stanger: Samuel Arthur.
Stanham: George Gordon.
Stenning: Alexander Rose.
Stephenson: Charles William.
Stevens: Charles Vivian.
Stevens: William Charles.
Stevenson: Edmund Herbert.
Steward: Herbert Thomas.

Member of Council.

Stock: Henry.
Stoner: Alfred.
Street: William Charles.
Strudwick: Hayward James.
Strudwick: William Henry.
Tabbeier: Benjamin.
Tanner: Henry.
Tapp: Arthur.
Tatham: George Henry.
Taylor: Edward Fergusson.
Taylor: Richard Frederick.
Tewson: Edward.
Tewson: Edward Arthur.
Theobald: Henry.
Theobald: Henry Wells Dewhurst.
Thompson: Arthur Edward.
Thurgood: Herbert John.
Thurgood: William Henry.
Thynne: Edward Lewis.
Thynne: Frederick George.
Thynne: Guy Harry.
Tidman: Edward.
Tolley: James.
Tootell: Richard William.
Treadwell: Henry John.
Trist: John William.
Trollope: Charles Brown.
Trollope: Henry Charles.
Trumper: Richard.
Turbs: Walter Burnell.
Tuckett: Philip Debell.
Turner: Thomas Neve.
Tunley: George.

Vaizey: John George.
Venables: Frederick.
Vernon: Arthur.
Member of Council.

Vigers: Astley.
Vigers: Edward.
Vigers: Francis.
Vice-President.
Vigers: Leslie Robert.
Vigers: Martin.
Vigers: Robert.

Member of Council.

Wagstaffe: Thomas Rogers.
Walcott: Lyons Roden Sympson.
Walker: Samuel.
Walmisley: Arthur Thomas.

LONDON AND NEIGHBOURHOOD—continued.

Fellow :—

Walton: Michael.
 Ward: George.
 Warner: William Henry.
 Waters: William Richard.
 Watney: Daniel,
Vice-President.
 Watney: Dendy.
 Watney: Walter Daniel.
 Watson: Alfred.
 Watts: Charles.
 Weatherall: Henry.
 Weaver: William.
 Webb: William.
 Wharton: Thomas George.
 Whitaker: George.
 Whiteley: Charles Percy.
 Widnell: Frederick Grainger.
 Wilkinson: George Ayscough.
 Wilkinson: George Herbert.
 Wilkinson: William.
 Williams: Leonard James.
 Wilson: Sir Jacob.
 Wilson: Stephen Barton.
 Wilson: William Henry.
 Withall: Latham Augustus.
 Withall: Richard Augustus.
 Wood: Charles Bruce.
 Wood: John Daniel.
 Woodbridge: Stephen, Jun.
 Woods: Henry.
 Woods: Thomas.
 Woodward: William.
 Wreathall: Robert T.
 Wrightson: Arthur Frederick.

Young: Andrews.
 Young: Douglas.
 Young: Morgan Henry.

Professional Associates :—

Armtyage: Francis Reginald.
 Assiter: Harry G.
 Ayles: Cecil Hugh.

Baker: Cecil Cautley.
 Ball: James Benjamin.
 Ball: William Alfred.
 Ballard: William Washington.
 Barnes: George Frederick.
 Beadel: Henry Grant.
 Beadel: Maurice Frederick.
 Boulting: Frederick Edward.
 Bousfield: Edwin Vaughan Davenport.
 Brackett: Frederick Henry.
 Briggs: John.
 Brown: Alexander Burnett.
 Brown: William Arthur.
 Buckland: William Thomas.
 Bulbeck: George.
 Buss: Fleetwood George William.

Cardall: Frederic William.
 Carter: Alfred Presley.
 Chalcraft: Henry Terrell.
 Chapman: Vaughan Godfrey St. John.
 Chester: William Richard.
 Child: Edmund Herbert.
 Christy: Archibald Ernest.
 Clayden: Walter.
 Collier: Arthur Charles.
 Cooke: William George.

LONDON AND NEIGHBOURHOOD—continued.

Professional Associates :—

Cope: Henry James.
 Cresswell: John Theodore Ross.
 Cross: Arnold Charles Martin.
 Cross: John.
 Crouch: James Leonard.
 Cudlipp: William.
 Cumberbatch: Carlton Parry.

Daffarn: Thomas Alfred.
 Dansie: Frederick Crown.
 Debenham: Horace Bentley.
 Dendy: William Cooper.
 Done: John James.
 Drew: Allen.
 Dudley: Edgar.
 Dunning: Bernard Simon.

Easton: Edward.
 Elgood: Frank Minshall.
 Ellis: Charles Godwin.
 Evans: Tom Augustus John.
 Eves: William Lionel.

Fawcett: James Pogue.
 Few: Harry Garrard.
 Fitness: John Francis.
 Fletcher: George Rivers.
 Flint: William Hurst.
 Foster: Frank.
 Furber: Henry Aubrey.

Galsworthy: Vincent Somers.
 Garrard: Arthur Norman.
 Giddy: Osman Horton.
 Gole: William Joll.
 Gow: James.
 Grant: Joseph.
 Green: Alexander Ernest.
 Green: Edmund Horace.
 Grant: Harry Grame.
 Green: James Henry Townsend.
 Greenop: Edward.
 Griffiths: Harold.
 Grimes: Ralph Fearon.
 Grogan: Hedworth Herbert.
 Grover: Arthur.

Halton: Harry Russell.
 Hamilton: John Paynter.
 Hampton: George Frederick William.
 Harding: Frederick Allcroft.
 Harper: Edgar Josiah.
 Haskins: William Albion.
 Hebden: George Radcliffe.
 Hedger: Arthur Constantine.
 Henry: Edward Hugh.
 Hicks: Stanley.
 Holmes: James Thomas.
 Hopkins: Edwin.
 Howell: Ernest John.

Ingram: Henry Law.

Jessett: Charles.
 Johnston: Andrew.
 Jonas: Samuel Marshall.
 Jones: Frederick Herbert.
 Jordan: George Henry.
 Jull: William Vincent.

Keeling: Gilbert.
 Keer: William.
 King: William Isaac.

LONDON AND NEIGHBOURHOOD—continued.

Professional Associates :—

Lambert: Godfrey Charles.
Lansdown: George Arthur.
Larkin: Richard Webster.
Leaning: Henry John.
Lee: John Wilfrid.
Leverton: Frank John Waldemar.
Lewis: Arthur Llewelyn.
Lightfoot: John George.
Lofts: Henry Fairlam.
Lovesay: William.
Lowe: Charles Robert.
Lucas: Joseph.
Lumley: Julian Arthur.
Lynch: James Henry.

Mann: Robert Bagshaw.
Mason: Charles William Hayley.
Melrose: Frank.
Merrett: James.
Meston: Joseph Fyfe.
Molyneux: Herbert Ernest.
Moss: Thomas Walter.
Mould: Graham Harley.
Muller: John Joseph.

Norton: George Percy.

Oakley: John Hubert.
Ogden: Michael Guy.

Page: Thomas Gowland.
Parris: Charles John.
Pearce: Frederick William.
Pearce: William John.
Perks: Sydney.
Perrers: Harry Wilson.
Pewtress: Herbert Wilmshurst.
Phillips: John Henry.
Physick: Walter Frederick.
Pinder: Richmond.
Potter: Herbert George.

Roberts: Charles Gordon.
Robinson: Alfred Whitmore.
Robinson: James Thomas.
Ross: David James.
Rowley: William Taylor.
Ruddle: Frank J.
Ryde: Charles Bertram.

Sabin: Joseph Henry,
Professional Associate of Council.

Sadler: George William, Jun.
Satchell: Herbert Arnold.
Saunders: Samuel Brown.
Savill: Edwin.
Saunders: Charles Herbert.
Selby: Frank.
Sexby: John James.
Sherry: Nathaniel.
Skewis: Edwin.
Skingle: Alfred.
Slade: Isaac.
Slater: Charles Frederick.
Smith: George Cecil.
Smith: James.
Smyth: Edward.

Professional Associate of Council.

Stacey: William.
Stainton: Francis Charles.
Stenning: Percy Haines.
Stevenson: Frederick J.
Stower: Joseph.

LONDON AND NEIGHBOURHOOD—continued.

Professional Associates :—

Sturgess: John Moore.
Starley: Arthur Dyson.
Swinscow: Harold Edwin.

Taylor: George.
Thompson: Alfred.
Thurgood: Ernest Charles.
Townsend: George James.
Trumper: John Alfred.
Tyler: James William.

Verity: Ernest George.

Walker: Leon Victor.
Warton: Wilfred.
Watson: George.
Webster: Hugh Calthrop.
Wells: Edward Ogbourn.
Weston: George.
Wileocks: Frederick C.
Williams: Tom.
Willoughby: Charles William.
Wood: Henry.
Wordley: Alexander George.
Worthington: James Scott.

Associates :—

Banks: John Eldon.
Barnes: George Frederick.
Barry: John Wolfe,
Associate of Council.
Batten: John Winterbotham.
Beale: James Samuel.
Bidder: George Parker, Q.C.
Birch: Robert William Peregrine.
Boulger: George Edward Simonds.
Bramwell: Sir Fredk. Joseph, F.R.S.
Bund: John W. Willis.

Cadell: George.
Carlisle: William Thomas.
Castle: Edward James, Q.C.
Clarke: Sir Edward, Q.C., M.P.
Clarke: Ernest.
Clode: Walter.
Clutton: Hubert Spencer.
Cripps: Charles Alfred, Q.C.

Dethridge: Frank.
Druce: Samuel Benjamin Large.

Elton: Charles Isaac, Q.C., M.P.

Fowler: Sir John.
Freeman: George Mallows.
Freshfield: Edwin.
Freshfield: William Dawes.

Goldney: Gabriel Prior.
Grantham: Richard Boxall.
Grantham: Richard Fuge.
Gray: James.
Grover: John William.
Groves: William.
Gully: William Court, Q.C., M.P.

Halsey: Edward Joseph.
Hamilton: Henry Best Hans.
Hamond: Thomas Astley Horace.
Hudson: Alfred Arthur.

James: Sir Henry, Q.C., M.P.

LONDON AND NEIGHBOUR-
HOOD—*continued.**Associates :—*

Ledgard: Frederick Thos. Durell, Q.C.
Littler: Ralph Daniel Makinson, Q.C.
Lott: Joseph.

Marriott: The Right Hon. Sir William
Thackeray, Q.C., M.P.
Marshall: Frederick.
Meysey-Thompson: Albert Childers.
Moulton: John Fletcher, Q.C.
Munton: Francis Kerridge.

Payne: Edward John.
Philbrick: Frederick Adolphus, Q.C.
Pollard: Edward Hutchinson.
Pope: Samuel, Q.C.
Potter, William, Q.C.
Procter: Foster Wilfred.

Quick: Joseph.

Rees: John Charles.
Rickards: Arthur George.
Rigg: Herbert Addington.
Ryde: Walter Cranley.

Saunders: Herbert Clifford, Q.C.
Shopee: Gerald Augustine.
Sladen: St. Barbe.
Smith: Lumley, Q.C.
Statham: William Arnold.
Stephens: Pembroke S., Q.C.
Stevens: William Richard.
Sutton: Henry.

Taylor: John Herbert.
Walker: James Douglas, Q.C.
Ward: Reginald.
Warren: Reginald Augustus.
Webster: Sir Rehd. Everard, Q.C., M.P.
Associate of Council.

Wheeler: Thomas Whittenbury, Q.C.
White: Frederick Meadows, Q.C.
Will: John Shiress, Q.C., M.P.
Winckworth: Lewis.
Woolf: Sidney, Q.C.

MONMOUTHSHIRE.

DIXTON.

Fellow :—

Wanklyn: Phillip Endell.

MONMOUTH.

Fellow :—

Powell: Frederick Atkinson.

NEWPORT.

Fellows :—

Graham: William.
Hitchcox: William.
Rees: William George.
Tanner: William.

NORFOLK.

ATTLEBOROUGH.

Fellows :—

Bacon: Frank Mace.
Bacon: Horace.
Salter: William Herbert.

NORFOLK—*continued.*

AYLSHAM.

Fellow :—

Farmar: Charles Lewis Atterbury.

COSTON.

Fellow :—

Atkins: Sydney George.

DISS.

Fellow :—

Gaze: Thomas William.

DOWNHAM MARKET.

Fellow :—

Hawkins: Charles.

EAST RAYNHAM.

Fellow :—

Gayford: Henry John.

HOLKHAM.

Fellow :—

Davey: John George Ellis.

HORSTEAD.

Fellow :—

Falcon: Michael, Jun.

KIRBY-CANE.

Fellow :—

Upcher: Edward Berners.

KING'S LYNN.

Fellow :—

Wright: William Edward.

MERTON.

Fellow :—

Woodforde: Lionel Burnet.

NORWICH.

Fellows :—

Beck: Edward William.
Hornor: Charles Jared.
Hornor: Francis.
Mills: Samuel Mealing.
Rose: Thomas.
Spelman: Clement Charles Rix.

Professional Associates :—

Forster: Walter Hill.
Spelman: William Wilton Rix.

THETFORD.

Fellow :—

Barker: Caleb.

Professional Associate :—

Hall: Charles Pell.

THORPE ST. ANDREW.

Fellow :—

Scriven: Charles Herbert.

WEST RUDHAM.

Fellow :—

Freuer: William.

NORTHAMPTONSHIRE.

BRACKLEY.

Fellow :—

Russel : Robert John.

HORTON.

Fellow :—

Cave : Thomas Newman.

KETTERING.

Fellow :—

Bolam : Charles Godfrey.

NORTHAMPTON.

Fellows :—

Law : Edmund.

Merry : Thomas.

Scriven : Richard George.

OVERSTONE.

Fellow :—

Dickson : Thomas Arthur.

PETERBOROUGH.

Fellows :—

Edwardes : Charles Bidwell.

Laurance : John.

Lyster : Thomas Rice Somerville.

WELLINGBOROUGH.

Fellow :—

Cutlan : John Ellis.

NORTHUMBERLAND.

ALNWICK.

Fellows :—

Tomlinson : Thomas.

Wheler : Edward Galton.

Wilson : Sir Jacob.

BOTHAL.

Fellows :—

Sample : Thomas.

Sample : William Collings.

GOSFORTH.

Fellow :—

Aynsley : Robert John.

Professional Associate :—

Wheeler : Charles Trevor Ogle.

MATFEN.

Fellow :—

Sample : Charles Herbert.

NEWCASTLE-UPON-TYNE.

Fellows :—

Armstrong : Thomas John.

Bolam : William Thomas.

Forsyth : Thomas Hills.

Parmeter : Frank.

Taylor : John William.

NOTTINGHAMSHIRE.

BABWORTH.

Fellow :—

Parkin : William.

NOTTINGHAMSHIRE—continued.

BEESTON.

Fellow :—

Bowley : John Cross.

CARRINGTON.

Professional Associate :—

Windley : Henry Chadwick.

EAST BRIDGFORD.

Fellows :—

Beaumont : Charles.

Beaumont : George.

EPPERSTONE.

Fellow :—

Huskinson : William Lambe.

Professional Associate :—

Huskinson : Thomas William.

LENTON.

Fellow :—

Walker : Joseph.

MANSFIELD.

Fellows :—

Neale : Charles James.

Turner : Frederick John.

Vallance : Robert Frank.

Professional Associate :—

Butterworth : Josiah.

NEWARK-UPON-TRENT.

Fellow :—

Bailey : William Smith.

NOTTINGHAM.

Fellows :—

Barnes : John William James.

Evans : Robert.

Hine : George Thomas.

Jackson : Frederick.

Morris : Charles.

Walker : Herbert.

Professional Associate :—

Payne : William Percy.

OLLERTON.

Fellows :—

Bell : Joseph Askew.

Wordsworth : Robert Walter.

OSBERTON.

Fellow :—

Lister-Kaye : Charles Wilkinson.

RETFORD.

Fellow :—

Walker : Joshua.

SOUTH COLLINGHAM.

Fellows :—

Wigram : John.

Woolley : Reginald.

Woolley : Thomas Cecil Smith.

WOLLATON.

Fellow :—

Wright : William.

WORKSOP.

Fellow :—

Turner : Thomas Warner.

OXFORDSHIRE.

BANBURY.

Fellows :—

North: George Frederic.
 Russel: Robert John.

BICESTER.

Fellows :—

Castle: George Richard.
 Holiday: Frederick Dean.
 Little: William Davis.

CAVERSHAM.

Professional Associate :—

Haslam. Dryland, Jun.

HENLEY-ON-THAMES.

Fellows :—

Beevor: William Frederick Holt.
 Simmons: Charles.
 Simmons: Charles Franklin.

Professional Associate :—

Simmons: William Anker.

KIDLINGTON.

Fellow :—

Seroggs: William.

KIRTLINGTON.

Professional Associate :—

Dashwood: Frederick Loftus.

OXFORD.

Fellows :—

Castle: Arthur.
 Castle: Robert.
 Egerton: Hubert Decimus.
 Field: Francis Hayward.
 Galpin: Charles Alexander.

Professional Associates :—

Castle: Harold.
 Rose: Edward Joseph.

TETSWORTH.

Fellow :—

Watson: John.
Professional Associate :—
 Watson: James Bruce.

WITNEY.

Professional Associate :—

Bateman: Arthur Charles.

RUTLANDSHIRE.

EXTON.

Fellow :—

Formby: Geoffrey Oswald.

OAKHAM.

Fellows :—

Royce: David Needham.
 Royce: John.

SHROPSHIRE.

ASTON-ON-CLUN.

Fellow :—

Ward: Felix John.

SHROPSHIRE—continued.

BROSELY.

Fellow :—

Thursfield: Thomas Howells.

BRIDGNORTH.

Fellows :—

De Wend: William Fenton.
 Southwell: Charles Josiah.
 Wyley: Henry James.

CHIRBURY.

Fellow :—

Morris: Edward Henry.

CLEOBURY NORTH.

Fellow :—

Dodgson: Wilfred Longley.

CORRA.

Professional Associate :

Palamountain: Joseph William.

ELLESMERE.

Fellow :—

Tower: Brownlow Richd. Christopher.

KNOCKIN.

Fellow :—

Griffiths: Edward, Jun.

LEATON.

Fellow :—

Hickman: Thomas.

LUDLOW.

Fellows :—

Dodgson: Wilfred Longley.
 Fenu: Thomas.

LYDBURY NORTH.

Fellow :—

Newill: Robert Henry.

MUCH WENLOCK.

Fellow :—

Selby-Bigge, Charles P. O.

OSWESTRY.

Fellow :—

Lawford: William Robinson.

SHIFNAL.

Fellow :—

Lane: Cecil Newton.

SHREWSBURY.

Fellows :—

Ashdown: Augustus Harding.
 Bather, John T.
 Burd: Laurence.
 Burd: Timotheus Henry.
 Evans: William Ernest.
 Owen: Henry.
 Swettenham: William Norman.
 Wyley: William John.

Professional Associates :—

Hall: William Timothy.
 Salt: Reginald Nowell.

SOMERSETSHIRE.

BATH.

Fellows :—

Silcock: Thomas Ball.
Spackman: Charles Chantry.
Spackman: Henry.

BRUTON.

Fellow :—

Bennett: Thomas Oatley.
Professional Associate :—
Cheney: Edwin John.

CLEVEDON.

Fellow :—

Cruse: Edmund.

KEYNSHAM.

Fellow :—

Daniel: Harry Augustus Hood.

MISTERTON.

Fellows :—

Combes: Cyrus.
Parsons: Frank Donisthorpe.
Parsons: Henry.
Parsons: Henry John Donne.
Parsons: Robert Maurice Peters.

NYNEHEAD.

Fellow :—

Bailey: Stephen.

SHEPTON MALLET.

Fellows :—

Heard: Herbert.
Wainwright: Charles Rawlinson.
Wainwright: Charles Rawlinson, Jun.

SOUTH PETHERTON.

Fellow :—

Hebditch: William Benjamin.

TAUNTON.

Fellows :—

Hussey: Frank Tooze.
Knollys: James Edward.

WELLS.

Fellows :—

Hippisley: Edwin.
Hippisley: Edwin Maggs.
Hippisley: William John.

WESTON-SUPER-MARE.

Fellow :—

Mylne: William John Home.

WILLITON.

Fellow :—

Andrew: Thomas Hawkes.

STAFFORDSHIRE.

BROMWICH (WEST).

Fellow :—

Eayrs: John Thomas.

ENDON.

Fellow :—

Heaton: George Herbert.

STAFFORDSHIRE—continued.

KEELE.

Professional Associate :—

Preston: Samuel David.

LICHFIELD.

Fellows :—

Inge: Charles Henry.
Winterton: Harry John Campion.
Winterton: William Moxon.

LITTLE INGESTRE.

Fellow :—

Mynors: Walter Charles Towers.

MARCHINGTON.

Fellow :—

Hardy: Richard Thomas Ash.

NEWBOROUGH.

Fellow :—

Hussey: Robert.

PENKRIDGE.

Fellow :—

Foden: Edward Antrobus.

STAFFORD.

Fellows :—

Sandy: Henry.
Turnor: Exsuperius Weston.

STOKE-UPON-TRENT.

Fellows :—

Forshaw: Edward.
Lynam: Charles.

TAMWORTH.

Fellow :—

Arnold: William.
Professional Associate :—
Bidwell: Shelford.

WOLVERHAMPTON.

Fellow :—

Duncalfe: Henry George.
Professional Associate :—
Vale: Henry.

SUFFOLK.

BECCLIS.

Fellow :—

Pells: Arthur.

BURY ST. EDMUNDS.

Fellow :—

Scott: Henry Lacy.

HAVERHILL.

Professional Associate :—

Rand: John.

HOLLESLEY BAY.

Fellow :—

Beard: Edwin Thomas.

SUFFOLK—*continued.*

HORSECROFT.

Fellow :—

Simpson: Robert Thomas.

IPSWICH.

Fellows :—

Spurling: Henry.

Turner: William.

Professional Associates :—

Bond: Frederick George.

Turner: Percy.

LIVERMORE.

Fellow :—

Fergusson: James.

LOWESTOFT.

Fellow :—

Pells: Arthur.

NEWMARKET.

Fellow :—

Boa: Andrew.

SUDBURY.

Fellow :—

Coote: George.

WOODBIDGE.

Professional Associate :—

Arnott: John.

SURREY.

BYFLEET.

Fellow :—

Dash: Thomas Alexis.

CHERTSEY.

Professional Associate :—

Waterer: Clarence.

COBHAM.

Associate :—

Seth-Smith: Archibald.

DORKING.

Fellow :—

White: Charles Alexander.

ENGLEFIELD GREEN.

Fellows :—

Menzies: William.

Simmonds: Frederick.

FARNHAM.

Fellows :—

Eggar: James Alfred.

Nash: Alfred James.

Professional Associate :—

Williams: William Welsby.

GODALMING.

Fellow :—

Mellersh: Alfred William.

SURREY—*continued.*

GUILDFORD.

Fellows :—

Bowles: Arthur Humphrey.

Drewitt: George.

Ellis: Ernest Harold.

Lee: William.

Messenger: William Harry.

Smallpiece: George Baker.

KINGSTON-ON-THAMES.

Fellows :—

Bailey: Harry David Chinery.

Dawson: John George.

Page: George Frederick.

Phillips: William Edwin.

LEATHERHEAD.

Fellow :—

Noel: Byron Bruce.

LINGFIELD.

Fellow :—

Darley: William.

MAYBURY.

Professional Associate :—

Rigden: Charles Furner.

MITCHAM.

Fellow :—

Chart: Robert Masters.

MOLESEY (EAST).

Fellow :—

Moore: Algernon.

REDHILL.

Fellow :—

Stacey: Harrie.

REIGATE.

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Burchell: Sidney Herbert.

Clutton: Henry.

Clutton: Ralph William.

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Professional Associates :—

Blunt: Herbert Arthur Scawen.

Garrod: Herbert James.

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Head: John Merrick.

RICHMOND.

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 Parsons: Frederick Cecil.
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CHICHESTER.

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 Hobgen: Thomas Cecil.
 Wyatt: Oliver Newman.

CRAWLEY.

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EASTBOURNE.

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EAST GRINSTEAD.

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FIRLE.

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HASTINGS.

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HAYWARD'S HEATH.

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 Bannister: Thomas.

HORSHAM.

Fellow :—
 King: Frank Hulme.

HOVE.

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 Hudson: Edward William.

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 Ingram: Walter Fielde.
 Morris: Herbert.
 Powell: Hubert John.
 Powell: Reginald Henry.
Professional Associate :—
 Card: Henry.

LITTLEHAMPTON.

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 Howard: Harry.

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PETWORTH.

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 Watson: Herbert Edward.

RYE.

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 Vidler: James Coleman.

ST. LEONARD'S.

Associate :—
 Benthall: Edward John.

SEAFORD.

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 Turner: William Webb.

SOUTHWATER.

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 Smith: Sidney.

UCKFIELD.

Fellow :—
 Colgate: Thomas.

WITHYHAM.

Professional Associate :—
 Parris: Charles John.

WORTHING.

Fellow :—
 Moore: Frederic.

WARWICKSHIRE.

ALCESTER.

Fellow :—
 Raikes: Col. George Whittington.

BIRMINGHAM.

Fellows :—
 Arnold: William.
 Bettridge: Edward.
 Clarke: Richard.
 Couchman: Robert Edward.
 Fowler: Gerard Edmund.
 Fowler: Henry.
 Fowler: Richard.
 Gibson: Denston.
 Godfrey: Robert.
 Grimley: Edwin Fearn.
 Grimley: Thomas.
 Hedley: Robert Wilkin.
 Hendriks: Henry.
 Holbeche: Robert Neville.
 Ludlow: Walter Robert.
 Mason: William Arthur.
 Mathews: George Spencer.
 Mathews: William.
Member of Council.
 Pemberton: Charles Oliver Paget.
 Robins: William Henry.
 Roderick: John.
 Smith: Frank.
 Smith-Ryland: Charles Alston.
 Williams: Edward.
 Willmot: Francis.
 Willmot: George Dyott.
 Willmot: John.
Professional Associate :—
 Barclay: Thomas.

WARWICKSHIRE—*continued.*

EDGBASTON.

Professional Associate :—

Perkins: Joseph.

HENLEY-IN-ARDEN.

Fellow :—

Couchman: Henry Boteler.

LEAMINGTON.

Fellow :—

Fayerman: George Metcalfe.

LEEK WOOTEN.

Fellow :—

Donne: Henry.

MILVERTON.

Fellow :—

Smith: Frank William.

WARWICK.

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Margetts: John William.

Parker: William Henry.

Smith-Ryland: Charles Alston.

WESTMORELAND.

KENDAL.

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Hoggarth: Edwin.

Webster: Alexander.

KIRKBY LONSDALE.

Fellow :—

Punchard: Frederick.

Professional Associate :—

Punchard: Frederick Burt.

MILNTHORPE.

Fellow :—

Holme: John.

WILTSHIRE.

CHIPPENHAM.

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Holloway: Thomas.

Marshall: Lionel Hasler.

Napier: Henry Burroughes.

Smith: Henry Herbert.

Watkins: Robert Arundel.

Professional Associate :—

Wood: Edward Bryan.

DEVIZES.

Fellow :—

Canning: William Browne.

WILTSHIRE—*continued.*

DOWNTON.

Fellows :—

Squarey: Elias Pitts,

Past-President

Squarey: Newell William Pitts.

Associates :—

Fream: William.

Malden: Walter James.

Wrightson: John.

MARLBOROUGH.

Fellow :—

Jeans: Mark.

OARE.

Professional Associate :—

Puckridge: Percival Martin.

PEWSEY.

Fellow :—

Ferris: George.

SALISBURY.

Fellows :—

Bath: Fred.

Canning: William Browne.

Gater: Caleb William.

Hannen: Reginald St. John.

Rawlence: Ernest Alfred.

Rawlence: James.

Rawlence: James Edward.

Rigden: Francis.

Rigden: Henry William.

Rigden: John Lambe.

Squarey: Elias Pitts,

Past-President.

Squarey: Newell William Pitts

Waters: Edward.

Woolley: John Turton.

SWINDON.

Fellows :—

Bishop: Charles.

Pritchett: Ellis Herbert.

TISBURY.

Fellows :—

Combes: Cyrus.

Lightfoot: Henry Le Blanc.

Parsons: Frank Donisthorpe.

TROWBRIDGE.

Fellows :—

Foley: John Howard.

Mundy: Herbert.

Professional Associate :—

Snailum: Walter Wadman.

WARMINSTER.

Fellow :—

Jones: Henry Parr.

WINCHESTER.

Fellow :—

Smith: George Alfred.

WORCESTERSHIRE.

BARNT-GREEN.

Fellow :—
Tomson : James John.

BROMSGROVE.

Fellow :—
Sanders : Thomas.

DROITWICH.

Fellow :—
Green : John.

EVESHAM.

Fellows :—
Righton : Edward Grantham.
Smith : William.

FRANCHE.

Professional Associate :—
Henderson : Harry Gilbert.

STOURBRIDGE.

Fellows :—
Fiddian : William.
King : Henry.
Professional Associate :—
Barratt : Harry.

STOURPORT.

Fellow :—
Clarke : Alfred Dudley.

WORCESTER.

Fellows :—
Buck : Albert,
Member of Council.
Buck : Herbert Wilson.

YORKSHIRE.

BARNSELY.

Fellow :—
Wade : John
Professional Associate :—
Wade : Henry.

BEDALE.

Fellow :—
Clarke : Christopher.

BINGLEY.

Fellow :—
Armistead : Richard.

BRADFORD.

Fellows :—
Clare : Edward Lovell.
Cowgill : Brian Bollans Hird.
Cowgill : William.
Gott : Charles.
Jackson : Samuel.
Milnes : Eli.
Smith : Frederic Ellison.
Smith : Harry Russell.
Smith : Joseph.
Smith : Wheeler.
Woodhead : William Booth.

YORKSHIRE—continued.

BRIGHOUSE.

Fellow :—
Armytage : George John.

DONCASTER.

Professional Associate :—
Peace : Alfred Lindley.

GOOLE.

Fellow :—
Hobson : Harry.
Professional Associate :—
Tudor : Edward Charles Buchanan.

GUISBROUGH.

Fellow :—
Clarke : John William.

HALIFAX.

Fellows :—
Buckley : George.
Horsfall : Richard.
Horsfall : Richard Edgar.
Jackson : Benjamin Whitehead.
Professional Associate :—
Hebblethwaite : Charles Henry.

HARROGATE.

Fellow :—
Dent : Ralph John.

HOVINGHAM.

Fellow :—
Hornsby : Robert.

HUDDERSFIELD.

Fellows :—
Abbey : Joe Burman.
Dransfield : Henry Brook.
Professional Associates :—
Demetriadi : Thomas Marsden.
Shaw : Arthur.

HULL.

Fellows :—
Botterill : William.
Chowen : Henry Llewellyn.
Easton : John H.
Fillingham : Edward.
Fryer : George.
Hebblethwaite : Louis.
Tiffen : John Henry.
Tiffen : Joseph.
Todd : William Henry.
Wellsted : William Henry.

KEIGHLEY.

Fellow :—
Broster : Robert Buck.

LEEDS.

Fellows :—
Cundy : Hubert John.
Fenwick : Thomas.
Gott : Frank.
Hepper : John.
Jones : James William.
Newsam : Samuel Waterhouse.
Oldroyd : Linley.
Richardson : John.
Professional Associate :—
Muir : James.

YORKSHIRE—continued.

NORTON.

Fellow :—

Abbott: Robert Thomas G.

OULTON.

Fellow :—

Farrer: John.

PENISTONE.

Professional Associate :—

Hinchcliffe: John, Junr.

PONTEFRACT.

Professional Associate :—

Watson: John, Junr.

REDCAR.

Fellow :—

Rutherford: James.

SCARBOROUGH.

Professional Associate :—

Bower: Arthur Wentworth Chivers.

SHARROW.

Fellow :—

Wilde: William.

SHEFFIELD.

Fellows :—

Flockton: Thomas James.

Fowler: Frederick.

Fowler: Reginald William.

Innocent: Charles John.

Marshall: Peter.

SLEIGHTS.

Fellow :—

Popple: John.

WAKEFIELD.

Fellows :—

Kaye: John Edward.

Massie: Frank.

Professional Associate :—

Kaye: Edward Percival.

WETHERBY.

Fellow :—

Cundy: Hubert John.

YORK.

Fellows :—

Cox: Edward Samuel.

Clutton: William James.

Forbes: Charles Mansfield.

Fryer: George.

Walker: Francis Elliott.

Watson: Herbert Edward.

Professional Associates :—

Kerr: Arthur Herbert.

Lee: George Cansfield.

IRELAND.

DUBLIN.

DUBLIN.

Fellows :—

Gibb: William Pashley.

Grey: Charles Grey.

Millward: Isaac.

MAYO.

MAYO.

Fellow :—

Joynt: George Lawrence.

KILDARE.

CURRAGH CAMP.

Fellow :—

Raudall: Richard.

SCOTLAND.

DUMBARTON.

KILMARNOCK.

Fellow :

Turner: Joseph Harling.

Professional Associate :—

Henderson: Richard.

FORFARSHIRE.

DUNDEE.

Fellow :—

Buchan: Thomas.

LANARKSHIRE.

BRAEHEAD.

Fellow :—

Duke: Freke Guy Rashleigh.

GLASGOW.

Fellows :—

Binnie: Thomas.

Brown: William.

Hill: Thomas Nelson.

MacDougall: Robert.

Smellie: Thomas Davies.

Professional Associate :—

Fraser: William.

SUTHERLANDSHIRE.

GOLSPIE.

Fellow :—
McLean: Donald.

DENBIGHSHIRE.

DENBIGH.

Fellow :—
Clough: Richard Charles Butler.

FLINTSHIRE.

MOSTYN QUAY.

Fellow :—
Pickering: William Cloves.

WALES.

ANGLESEY.

LLANFAIR.

Fellow :—
Jones: William Edward.

GLAMORGANSHIRE.

BRITON FERRY

Fellow :—
Hunter: William Havard.

BRECKNOCKSHIRE.

CRICKHOWELL.

Fellow :—
Coles: Samuel Hood Cowper.

CARDIFF.

Fellows :—
Blosse: Edward F. Lynch.
Brown: Thomas Forster.
Corbett: Edwin Wortley Montagu.
Rees: Ithel Treharne.
Rigg: Charles.
Waring: Charles Edward.

CARMARTHENSHIRE.

LLANDILO.

Fellow :—
Davies: John Morgan.

LLANDAFF.

Fellows :—
David: Edmund Ussher.
Williams: William Herbert.

LLANELLY.

Fellow :—
Griffiths: William.
Professional Associate :—
Eagland: William Francis.

NEATH.

Fellow :—
Sheppard: Osborne.

ST. FAGANS.

Fellow :—
Forrest: Robert.
Professional Associate :—
Forrest: William.

CARNARVONSHIRE.

BANGOR.

Fellow :—
Dew: William Arther.

CARNARVON.

Fellow :—
Williams: William Lloyd.

SWANSEA.

Fellows :—
Price: Francis Holborrow Glynn.
Rosser: William.
Professional Associate :—
Bellingham: Archibald Turner.

CRICCIETH.

Fellow :—
Jones: Walter Butler Clough.

MERIONETHSHIRE.

LLANDUDNO.

Fellow :—
Gillart: David.

BALA.

Fellow :—
Williams: John.

PORTMADOC.

Fellow :—
Roberts: Thomas.

MONMOUTHSHIRE.

PONTYPOOL.

Fellow :—
Llewellyn: David Morgan.

MONTGOMERYSHIRE.

KERRY.

*Fellows :—*Birch : Walter de Hoghton.
Poundley : John Edward.*Professional Associate :—*
Swetenham : Henry.

LLANIDLOES.

*Fellows :—*Grant : James.
Powell : Evan.

MACHYNLLETH.

Fellow :—

Gillart : Richard.

NEWTOWN.

Fellow :—

Owen : William Scott.

WELCHPOOL.

Fellow :—

Addie : William Forrester.

PEMBROKESHIRE.

HAVERFORDWEST.

*Fellows :—*Owen : Thomas Henry.
Owen : Thomas Rule.

RADNORSHIRE.

GLASBURY.

Professional Associate :—
Gunter : James.

RHAYADER.

Fellow :—

Williams : Stephen William.

FOREIGN PARTS.

BRITISH HONDURAS.

*Fellows :—*Allan : Gordon.
Usher : Alfred.

CALIFORNIA.

Professional Associate :—
Brevetor : Thomas.

JEYLON.

Professional Associate :—
Thornton : William Henry.

CHINA.

Fellow :—
Hancock : William St. John Hü.

COSTA RICA.

Professional Associate :—
Satchell : Charles.*Associate :—*
Jongh : John Isidore de.

JAMAICA.

Fellow :—
Hodge : Leonard Percival.

JOHANNESBURG.

Fellow :—
Farrar : Sidney Howard.

MELBOURNE.

Professional Associate :—
Morgan : Alfred Walker.

MEXICO.

Fellow :—
Hood : Hon. Victor Albert Nelson.

NATAL.

Fellow :—
Rigden : John Lambe.

QUEENSLAND.

Professional Associate :—
Callendar : William Jackson.

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